

RETAIL AND LEISURE

Legat Owen
CHARTERED SURVEYORS

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www.legatowen.co.uk



LIVERPOOL—46 Castle Street

RETAIL UNIT TO LET

LOCATION

The premises are a Grade II listed building well positioned on Castle Street in the Heart of Liverpool's business district with nearby occupiers including San Carlo, Baccaro and the Liverpool Gin Distillery.

ACCOMMODATION

The premises comprise of a bar/restaurant at ground floor and a basement retail unit with staff and WC facilities to the rear. The unit the following approximate areas and dimensions:-

Ground Floor Sales	87 sq m	939 sq ft
Ancillary	76 sq m	817 sq ft

TERMS

The property is available by way of a new effectively Full Repairing and Insuring lease at a rent of **£45,000 per annum exclusive**.

PLANNING

Planning permission has been granted for a change of use to a licensed café (A3 use). Full details are available on Liverpool City Council planning portal. Application number: 15F/1059.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D – 89. A copy of the certificate is available upon request.

ASSESSMENTS

Verbal enquiries to the Liverpool City Council confirms the property is assessed as follows:-

Rateable Value -	£32,750
Rates Payable (18/19) -	£16,145.75

Interested parties are advised to make their own enquiries to Liverpool City Council on 0151 233 3000.

For more information please contact:

Sandy Ratcliffe

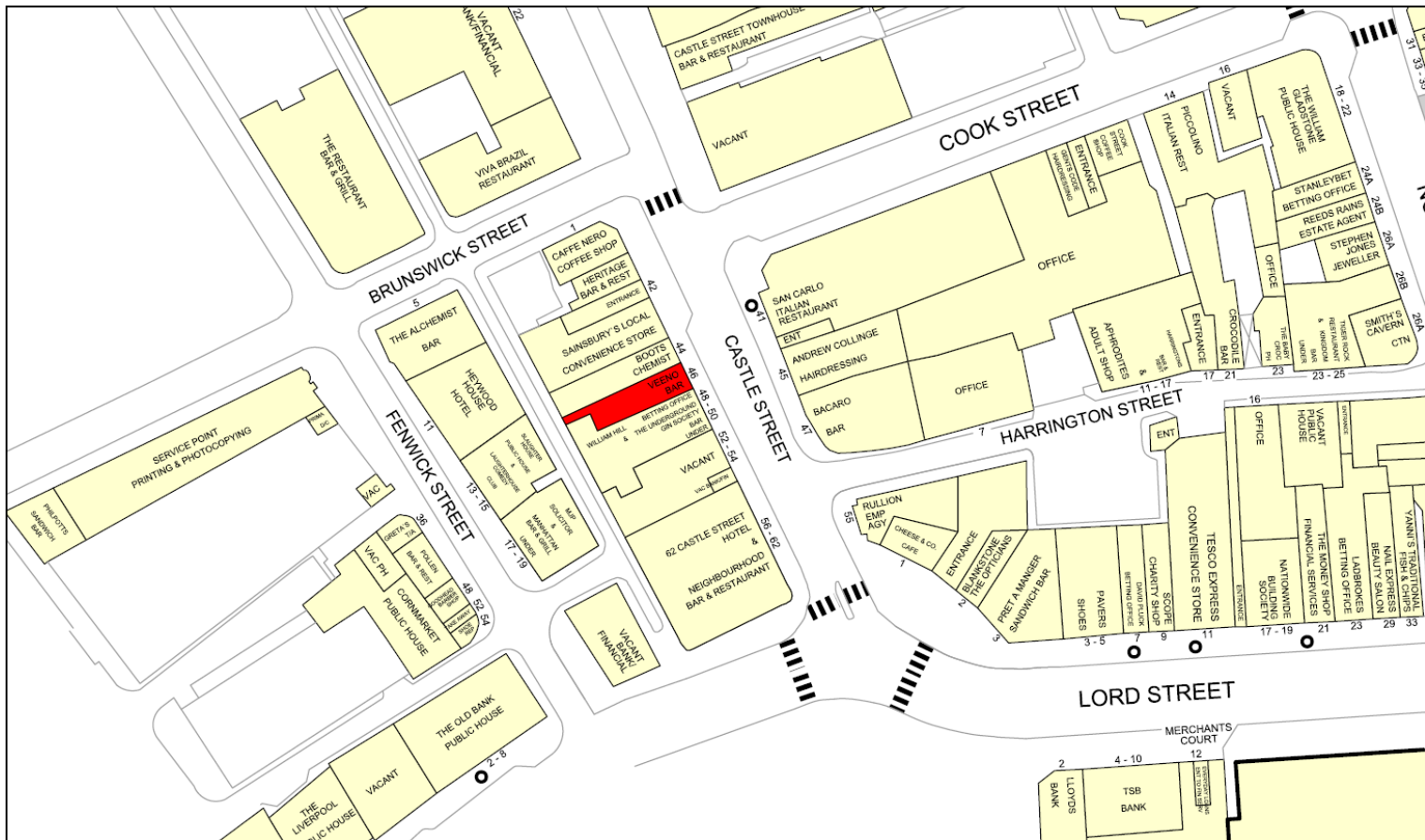
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James Lutton

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LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT

SRJW15042019

VIEWING

Strictly by appointment through the sole agents Legat Owen:-

Sandy Ratcliffe

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