

22 Castle Street, Liverpool, L69 2QB



For further information  
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Subject to Contract

## Description

Liverpool has a population of c.479,000 and retail catchment of circa 1.12m.

The subject property occupies part of an attractive 5 storey period building located within the Castle Street Conservation Area. The area has become popular with bar, restaurant and hotel occupiers in recent years. Nearby occupiers include San Carlo, Gino D' campo, Mowgli and The Alchemist.

## Accommodation

Floor Areas	Sqm	Sq ft
Ground Floor	594.36	6,398
Mezzanine	231.44	2,491
First Floor	202.87	2,184
Basement	376.60	4,054
<b>Total</b>	<b>1,405.27</b>	<b>15,127</b>

## Tenure

The premises are held by way of an existing lease expiring 26/06/2025.

Please note the existing lease permits A2 uses only.

## Rent

£210,000 per annum

## Business Rates

Rateable Value: £165,000 (2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

## Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

## Legal Costs

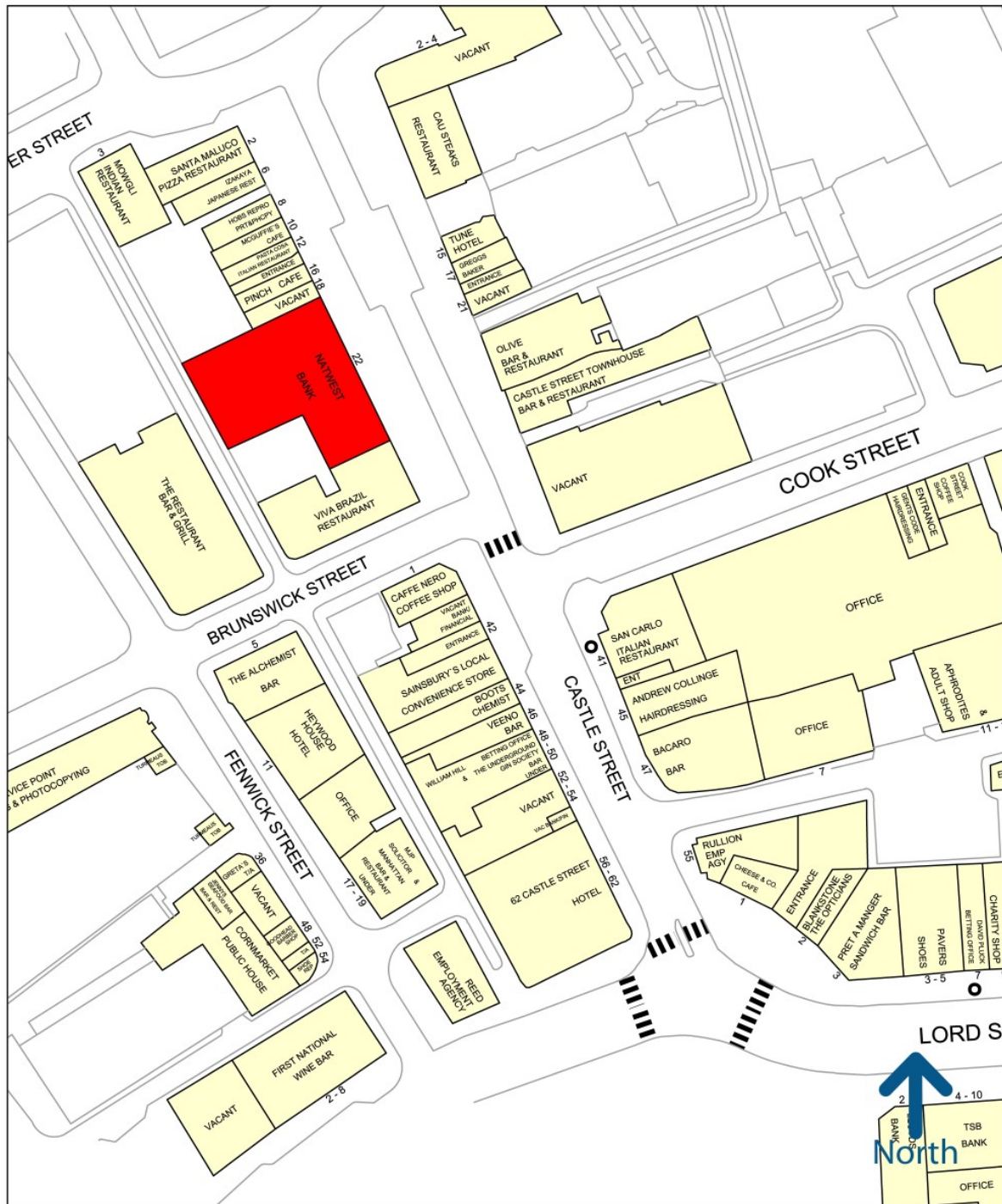
Each party to bear their own legal and professional costs incurred in any transaction.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT, if applicable will be charged at the standard rate.



50 metres

Experian Goad Plan Created: 04/10/2017  
Created By: GVA



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