



INDIA BUILDINGS

**SUBSTANTIAL LEISURE OPPORTUNITY WITHIN INDIA BUILDINGS, LIVERPOOL,
A GRADE II* LISTED BUILDING**



AN ICONIC LANDMARK GRADE II* LISTED BUILDING

An exciting new restaurant and leisure destination located in an excellent position on Fenwick Street, with corner frontages onto Water Street and Brunswick Street, in the heart of Liverpool city centre.



2 MINUTES WALK
TO MANY BARS,
RESTUARANTS &
LIVERPOOL ONE



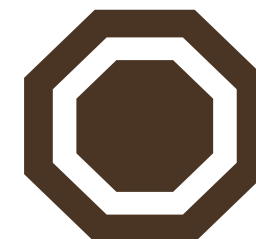
5 MINUTES WALK
FROM JAMES
STREET STATION



GRADE II LISTED
BUILDING



SUPERB TRANSPORT
CONNECTIONS



- 1 Royal Albert Dock
- 2 Museum of Liverpool
- 3 Hilton Hotel
- 4 Chavasse Park
- 5 John Lewis
- 6 Travelodge
- 7 New Proposed Hotel
- 8 James Street Station
- 9 The Port of Liverpool Building
- 10 Cunard Building
- 11 Royal Liver Buildings
- 12 Cruise Terminal
- 13 Ferry Stop
- 14 Law Courts
- 15 Town Hall
- 16 Exchange Flags
- 17 Crowne Plaza
- 18 Malmaison
- 19 St Paul's Square
- 20 Moorfields Station

India Building sits within the Castle Street area of Liverpool and has rapidly become one of the most desirable restaurant and leisure destinations within the City. It is an extension of Castle Street which attracts a high concentration of office workers and young professionals due to the proximity to the CBD and the main retail core.

The upper floors are to be occupied by HMRC, bringing a further 3,000 office workers into an area of the City already popular with young professionals. Neighbouring operators include The Alchemist, Restaurant Bar & Grill, Viva Brazil, Gino D'Campo and San Carlo. In addition, there are a number of Hotels in the immediate vicinity including Stay City, 30 James Street Hotel and Tune Hotel.

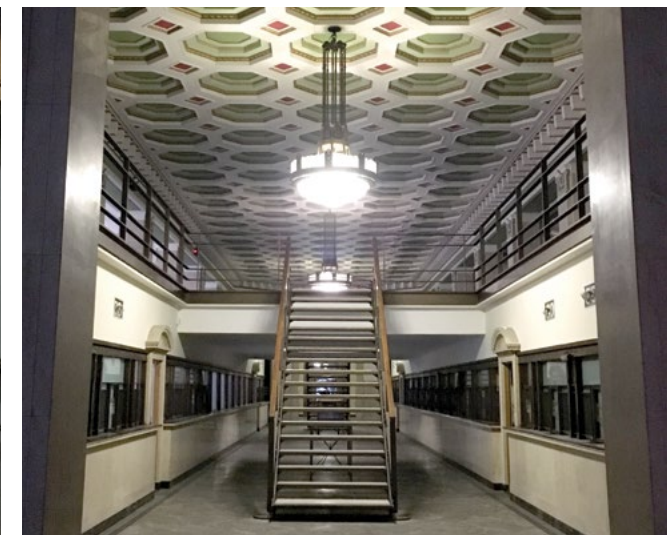


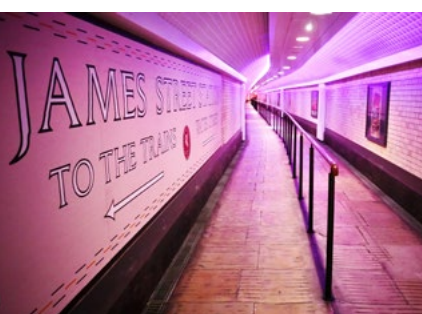
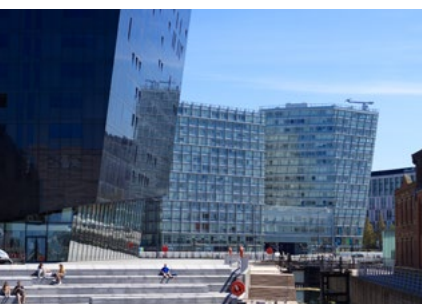
SUBSTANTIAL LEISURE OPPORTUNITY

The premises was once a former Banking Hall with many historical features still remaining. It offers an exciting new Restaurant and Leisure destination located in one of Liverpool's most iconic buildings.

All of the upper floors of India Buildings are to be occupied in its entirety by HMRC following an extensive refurbishment. The corner of the restaurant/leisure space has corner frontages onto Water Street & Brunswick Street







Liverpool has attracted a significant amount of investment in the years since its designation as 2008 European Capital of Culture, which in itself acted as a major catalyst for the redevelopment of the city centre. Since 2008 Liverpool has played host to a number of prestigious arts, music and sporting events.

The restaurant market in Liverpool is driven by local demand and by visiting leisure business, the leisure demand drivers in the city having boomed since 2008 with sports, music and retail drawing in significant domestic and international visitors. Liverpool One, Grosvenor's retail-anchored development, has strengthened Liverpool's position as one of the North-West's most desirable retail locations, while the M&S Bank Arena hosts regular events with leading international acts. Liverpool is one of the most well-known destinations in the UK and attracts millions of tourists each year.



INDIA BUILDINGS

SUBSTANTIAL LEISURE OPPORTUNITY WITH 51,206 SQ FT SPLIT OVER 2 FLOORS

Unit 1 GIA

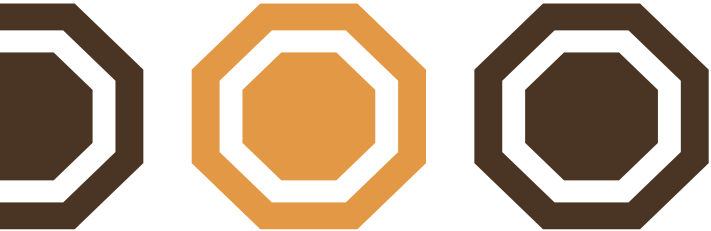
Ground	16,738 sq ft
Basement	12,378 sq ft
Mezzanine	3,854 sq ft
TOTAL	32,970 sq ft

Unit 2 GIA

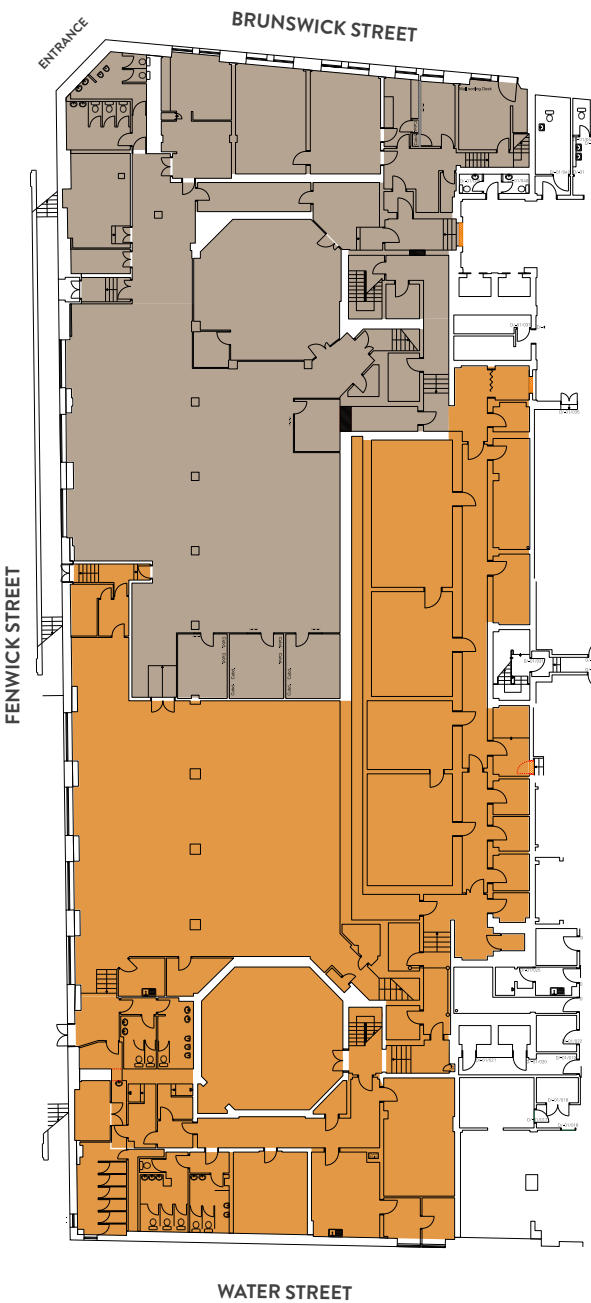
Ground	4,200 sq ft
Basement	9,257 sq ft
Mezzanine	4,779 sq ft
TOTAL	18,236 sq ft

The property benefits from A3–A5 Planning and units are available by way of a new lease.

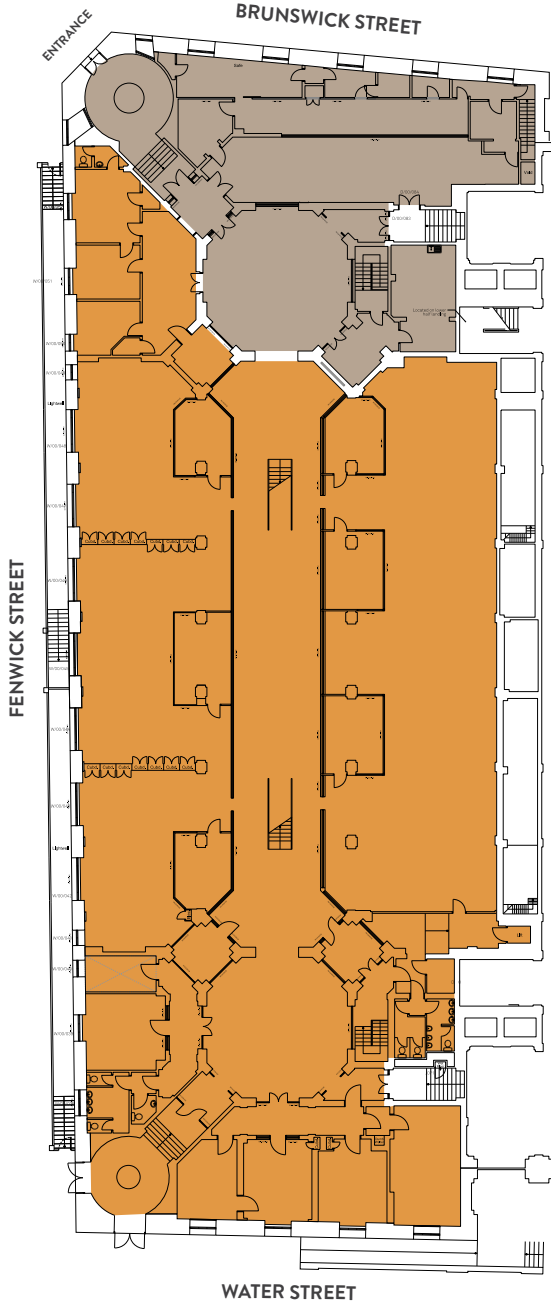
 **UNIT 1**  **UNIT 2**



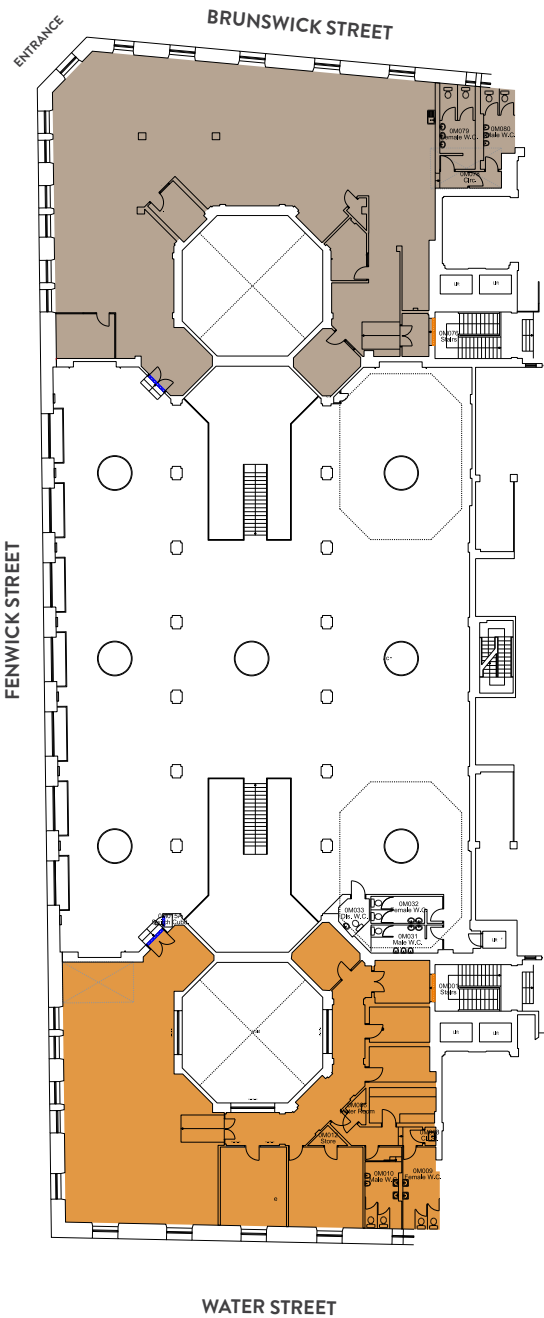
BASEMENT



GROUND FLOOR



MEZZANINE



TENURE

The premises will be let on a new FRI basis and will be handed over in shell condition with capped off services.

RENT

Unit 1 - £360,000 Unit 2 - £150,000.

BUSINESS RATES

To be reassessed once works are completed.

LEGAL COSTS

Each party to bear their own costs incurred on any transaction.

VAT

All prices are exclusive of VAT.

EPC

The property has a rating of D(89). A copy of the certificate is available upon request.

FURTHER INFORMATION/ VIEWINGS

For further information, or to arrange a viewing please contact the joint agents;

mason

owen...

property consultants

BRUCE
GILLINGHAM
POLLARD

Allie Bainbridge
T: 07884 265 760
E: alile.bainbridge@masonowen.com

Harry Cody-Owen
T: 07799 695 460
E: Harryco@brucegillinghampollard.com