

TO LET



8 Castle Street, Liverpool L2 0NE



1,499 sq ft
GF Sales Area



£75,000 p/a
Rent



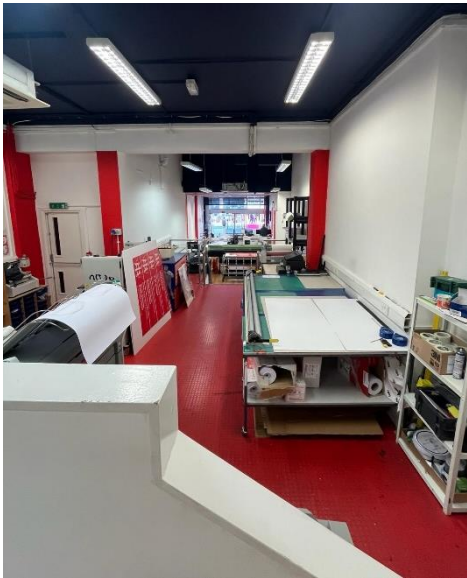
£36,750
Rates - RV



E110
EPC

- Located on Castle Street which has rapidly become one of the most desirable restaurant and leisure destinations in Liverpool
- Castle Street connects the central business district to the prime retail pitches of Lord Street, Church Street and Liverpool One
- Neighbouring operators include Rudy's Pizza, San Carlo, Viva Brazil, Riva Blu, Pho, Pasta Cosa, The Alchemist and Restaurant Bar and Grill
- Wide pavement frontage with opportunities for outside seating.





Description

The premises front Castle Street and are arranged with the main sales area on the ground floor, while storage and wc's are located in the basement.

Castle Street itself is a pedestrian-friendly thoroughfare with wide sidewalks, providing outdoor seating areas for alfresco dining. The street's architectural diversity reflects Liverpool's rich history, and is home to numerous cafés, bistros, and restaurants, including So Salsa, Riva Blu, Pasta Cosa, Pho, Rudy's Pizza and San Carlo creating a lively atmosphere perfect for socializing, drinking, and dining.

Area

The property comprises the following approximate floor areas:

Ground Floor	1,499 sq ft (139.3 sq m)
Basement (Storage & WC's)	587 sq ft (54.5 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a minimum term of 10 years.

Rent

£75,000 per annum exclusive of Rates, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £36,750

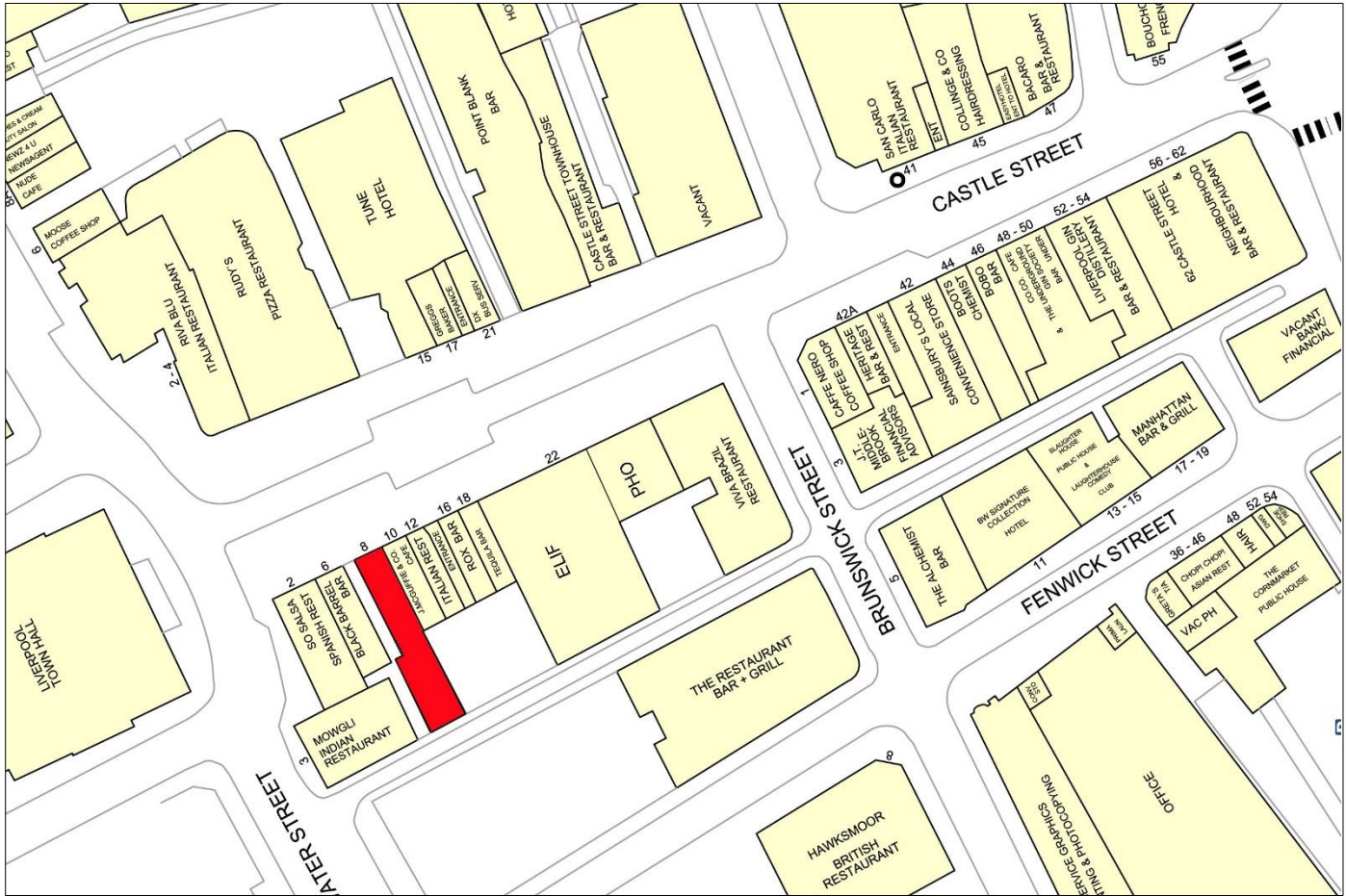
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E Rating.

Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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