

RESTAURANT TO LET



60 Hope Street, Liverpool L1 9BZ



5,388 sq ft

Total GIA



£55,000 p/a

Rent



£52,500

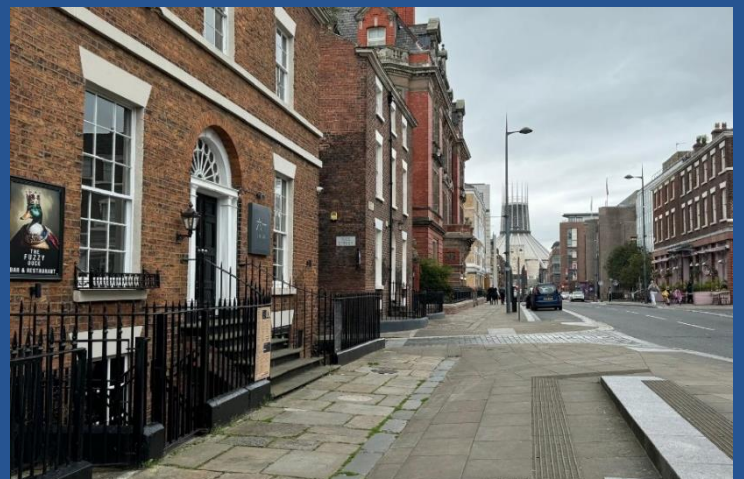
Rates - RV



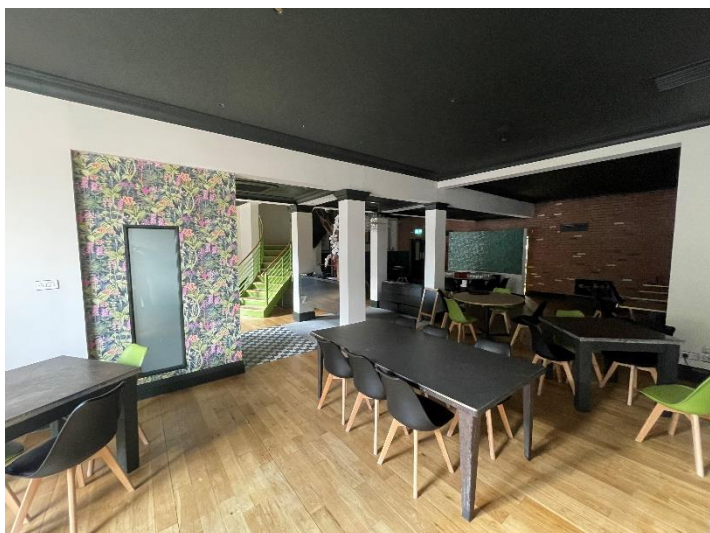
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EPC

- Situated in the heart of the Georgian Quarter
- Close to Philharmonic Hall and Everyman Theatre
- Nearby leisure operators include Hope Street Hotel, The London Carriage Works, The Quarter, Papillion, Moose Coffee and the famous Philharmonic Dining Rooms
- Unique opportunity



Restaurant



Location

The premises are located in Hope Street sandwiched between Liverpool's two cathedrals in the heart of the Georgian Quarter close to Liverpool's University Quarter, LIPA, The Everyman Theatre, Philharmonic Hall and The Unity Theatre.

Description

The property covers lower ground, ground and first floors.

Operators in close proximity include The Quarter, Papillon, The London Carriage Works, Hope Street Hotel, Ye Olde Cracke, Vetch, Moose Coffee, The Florist and the famous Philharmonic Dining Rooms.

Area

| Floor | Use | Sq M | Sq Ft |
|----------|----------------|--------|-------|
| Ground | | 128.78 | 1,397 |
| Ground | Kitchen | 56.30 | 606 |
| Basement | Restaurant/Bar | 120.77 | 1,300 |
| First | Dining | 80.45 | 866 |
| Second | Office | 90.58 | 975 |

Tenure

Available by way of a new 15 year effective full repairing and insuring lease with 5 yearly upward only rent reviews.

Rent

£55,000 per annum exclusive of Rates, VAT, and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £52,500

EPC

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Fixtures and Fittings

Fixtures and fittings are available by separate negotiation.

Premises Licence

A copy of the Licence is available on application.

New Kitchen



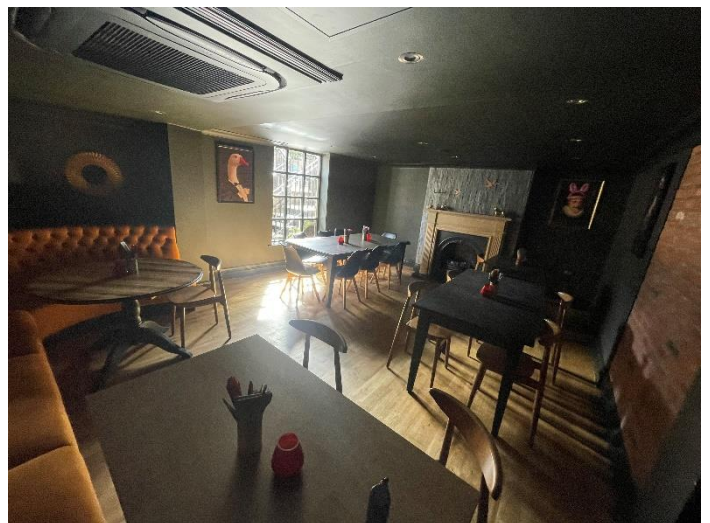
VAT

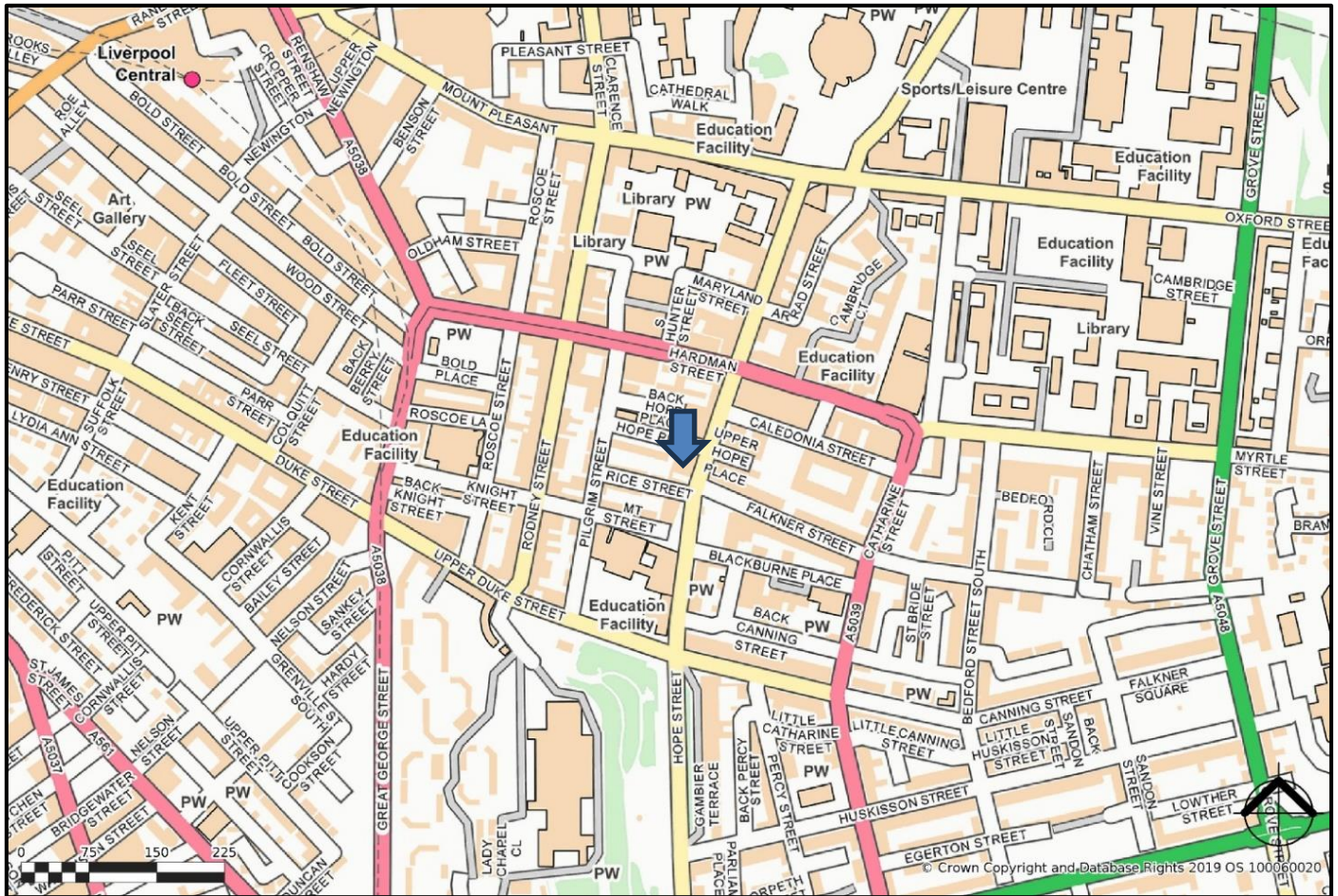
All prices, outgoings and rentals are quoted free of but may be liable to VAT.

Legal costs

Each party to be responsible for their own legal costs.

Basement Bar





For further information please contact:



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bennett.
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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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