

TO LET



1b Myrtle Street, Liverpool L7 7DN (Former Starbucks)



£30,000 pax
Rent



1,975 sq ft
Area



New FRI Lease
Tenure



£43,250
RV (2026)



C55
EPC

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- Prime position on Myrtle Street, just off Hope Street
- The area is dominated by Liverpool University, Liverpool John Moores University and LIPA
- Area is a vibrant centre with bars, café and restaurants which links through to Bold Street, Renshaw Street and the City Centre
- Nearby operators include Queen of Hope Street, Chatime, Pepes Chicken, The Philharmonic Hall, Philharmonic Pub, Everyman Theatre, Hope Street Hotel, The Arts School Cellars, Vetch together with many more independent and national operators.



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Location

The property enjoys a prime position in the heart of Liverpool's University District and Knowledge Quarter, surrounded by a mix of residential, educational and cultural institutions.

Myrtle Street links directly into Hardman Street and leading through to Bold Street and Renshaw Street, placing Liverpool city centre within easy walking distance.

There is excellent road access via the A5038 which connects to Liverpool's inner ring road and the M62 motorway (approx. 3.5 miles away). Lime Street Station, the city's main rail hub is just 1 mile away with frequent local bus services enhancing the connectivity.

Situated opposite the iconic Philharmonic Hall and the renowned Philharmonic Dining Rooms, the property is surrounded by celebrated venues and amenities including The Everyman Theatre, Hope Street Hotel, The Art School Cellars and popular dining spots such as Queen of Hope Street Pub, Chatime, Pepe's Chicken, Vetch, Fredericks, The Pen Factory and the Liverpool Arts Bar.

Description

The property a former Starbucks unit, containing customer seating area and options for outdoor seating.

The unit would suit a number of operators and contains air conditioning and full height glazing to provide significant frontage onto Myrtle Street.



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Area

Net Internal Area:
1,975 sq ft (183.48 sq m)

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£30,000 per annum exclusive of rates, service charge, VAT and any other outgoings.

Rates

Rateable Value April 2023 to present: £54,500
Rateable Value April 2026: £43,250

EPC

C-55. Valid until February 2026

VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal costs

Each party to be responsible for their own legal costs.



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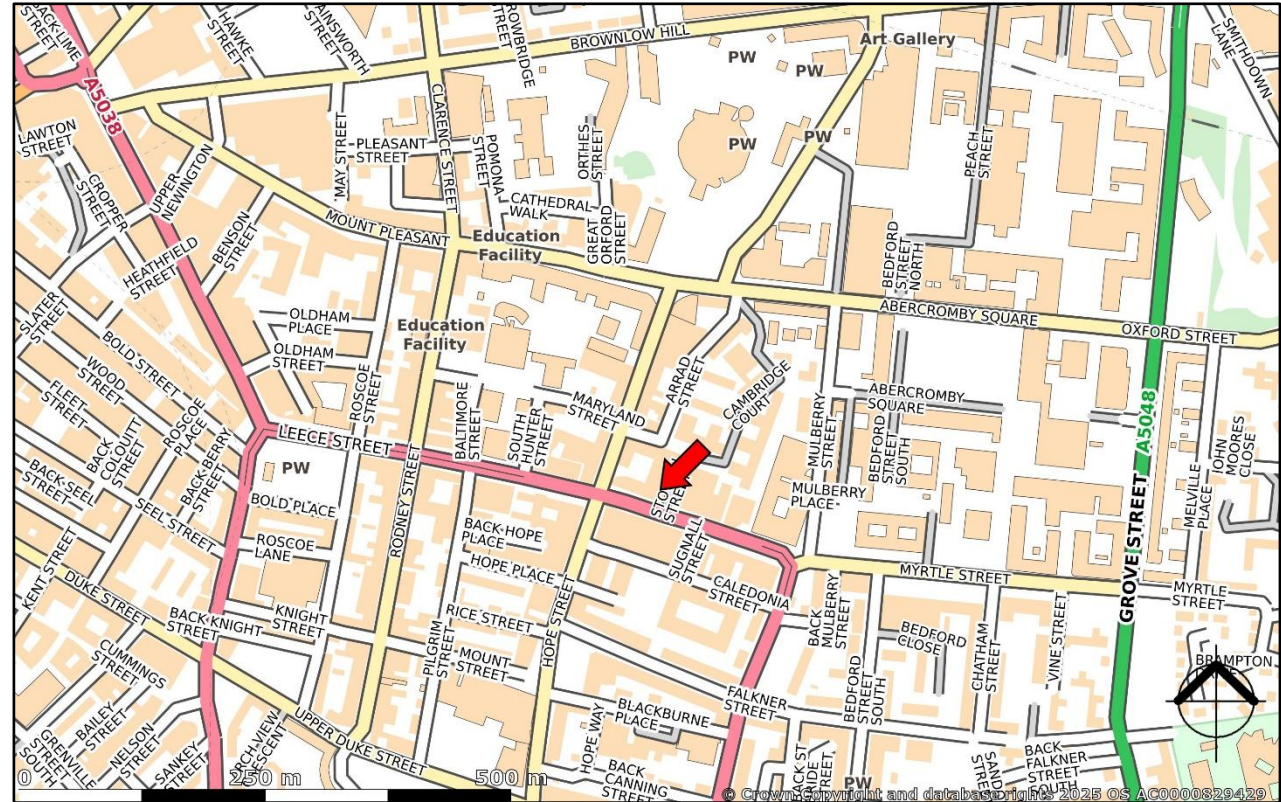
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Partners list is available upon request.

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.

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