



## FOR SALE

110-112 Bold Street,  
Liverpool, L1 4HY

- Well Established City Centre Location
- Within the Ropewalks District
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 1,085 sq.m

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## Location

The property is situated fronting on to Bold Street close to its junction with Colquitt Street within the Ropewalks area of Liverpool City Centre which forms part of Liverpool's central shopping district. Bold Street is a well established, busy and vibrant leisure district providing a bohemian feel providing a mix of national and independent operators such as hairdressers, restaurants, bars and retailers. The ground floor is home to three established occupiers comprising a wine bar, eatery and vintage clothes retailer.

## The Property

The property consists of a three storey mid terrace period building comprising 18 en-suite rooms which currently sleeps 58 guests with a licensed bar over first, second and third floor with access via a ground floor entrance fronting onto Wood Street. The property is accessed to the ground floor leading to a small reception area with lift and staircase. To the first and second floor is a main corridor with 9no ensuite rooms and 8no ensuite rooms respectively, varying in size with 2no rooms benefiting from outdoor painted courtyard. To the third floor is a corridor with access to a further suite, bar/lounge area and 2no WC's, all finished to a very high standard. Internally, property has the benefit of mains water, sewerage, drainage, electricity and gas supplies. The hot water is via gas boilers on the third floor with heating via electrical panel heaters to each room. There is a lift from the ground (retail unit) to first floor, fire alarm and intercom system, CCTV and Bluetooth locking system to the room

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

1,085 sq.m (11,679 sq.ft).

## Tenure

We understand that the premises are held by way of a long lease, for the residue term of 250 years, commencing 15th April 2011 with a peppercorn ground rent.

Further details are available upon request.

## EPC

We understand the property has an Energy Performance Rating of C. Full report available upon request.

## Price

£1,650,000, to be sold with vacant possession.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

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