



TO LET

Basement, Parr Street,
Liverpool, L1 4JN

- Substantial Basement Commercial Unit
- Within the Ropewalks District
- Close Proximity to Liverpool City Centre
- Suitable For A Number Of Uses, S.T.P
- Total Approx NIA: 128.5 sq.m (1,384 sq.ft)

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Location

The subject property fronts on to Parr Street close to it's junction with Colquitt Street. The immediate surrounding area is a popular and vibrant mixed use area, incorporating extensive residential developments, as well as a large number of bars, restaurants, clubs, offices, and retail premises forming part of the Rope Walk district of Liverpool City Centre. Nearby Duke Street is the main thoroughfare linking Liverpool One with secondary retail and leisure areas such as Bold Street.

The Property

The premises comprises a large open plan basement unit within a three storey terraced building previously occupied by a restaurant and fit out for this purpose. The basement provides seating for approximately 50 covers, bar area, and WC provision. Internally, the premises benefits carpeted flooring throughout, suspending ceiling incorporating recessed fluorescent strip lighting. Externally, the premises benefits from the added security of electric roller shutters.

Accommodation

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

128.5 sq.m (1,384 sq.ft).

Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring underlease, for a term to be agreed.

Additional Information

The property previously benefited from a premises licence to serve alcohol, for consumption on the premises: Monday to Sunday 12:00 noon to 11:00pm with the following opening hours 12;00 noon to 11:00pm.

EPC

A copy of the Energy Performance Certificate is available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£18,500 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

