



## TO LET

21 Carlton Street,  
Liverpool, L3 7ED

- Former Nightclub / Live Music Venue
- Licensed Premises
- Highly Desirable Location
- Total Approx GIA: 1,093 sq.m (11,764 sq.ft)

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### Location

The subject property is located fronting onto Regent Street situated approximately 1.5 miles to the northwest of Liverpool City Centre, making the location well-connected to the city's central business district, retail areas, and the iconic waterfront. The property is situated in the heart of the Ten Streets Regeneration area, one of Liverpool's most ambitious urban renewal projects. This area is set to play a critical role as a gateway to Peel Holdings' Central Docks at Liverpool Waters, part of a £5 billion investment aimed at transforming the docklands into a vibrant hub for living, working, and leisure. The property is also within walking distance of two major infrastructure developments. To the south, the new Isle of Man Ferry Terminal will enhance connectivity, facilitating easier access for both business and leisure travellers. To the north, the highly anticipated Everton FC's new stadium at Bramley-Moore Dock is expected to draw significant foot traffic to the area.

### The Property

The property comprises industrial premises of traditional brick construction under corrugated clad pitched roof that has been reconfigured to provided a live music venue / nightclub comprising two dance rooms with a total capacity of 540, bar area, five rehearsal rooms, toilets, roof top smoking area and multiple green rooms.

### Accommodation

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

#### Unit 1

Warehouse: 338.1 sq.m (3,640 sq.ft)

Mezzanine: 83.6 sq.m (900 sq.ft)

Outside Seating: Not Measured

#### Unit 2

Warehouse: 480.3 sq.m (5,170 sq.ft)

Mezzanine: 190.9 sq.m (2,055 sq.ft)

TOTAL APPROX GIA: 1,093 sq.m (11,764 sq.ft)

### Tenure

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

### EPC

A full copy of the EPC is available upon request.

### Rates

We understand through internet enquiries that the property has a rateable value of £23,750.

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

### Additional Information

The property benefits from a premises licence to serve alcohol for consumption ON the premises: Monday to Sunday from 10:00 to 04:00. Premises Licence No - LA160126.

### Rent

**Unit 1: £32,750 per annum.**

**Unit 2: £49,500 per annum.**

Exclusive of service charge, buildings insurance, rates and all other outgoings.

### 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](mailto:tom.pearson@skrealestate.co.uk))