



TO LET

First Floor, 64 Bold
Street, Liverpool, L1
4EA

- In the Heart of the Ropewalks District
- Close Proximity to Liverpool One
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 124 sq.m (1335 sq.ft)

TO LET

First Floor, 64 Bold Street, Liverpool, L1 4EA

Location

The property is situated fronting on to Bold Street at its junction with Slater Street within the Ropewalks area of Liverpool City Centre which forms part of Liverpool's central shopping and well established leisure district dominated by local traders it does include a significant number of multiples. It is home to numerous bars and restaurants and is at the edge of Liverpool's main nightlife area. It is a busy and vibrant street providing a mix of Residential, Office and Restaurant/Bar occupiers..

The Property

The premises consist of a three storey Georgian style terraced building providing first floor commercial accommodation with access from either Slater Street or Wood Street. Internally, the premises provides a relatively open plan retail sales area benefiting from two self contained offices with laminate flooring throughout, pendant lighting, WC and kitchen facilities. Externally, the premises benefits from ornate features including single glazed timber framed sash windows.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Net Internal Area: 124 sq.m (1,335 sq.ft)

Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring sub-lease, for a term to be agreed and subject to Landlords consent.

Further details available upon request.

EPC

A full copy of the EPC 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

£24,000 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)

