GVA

To Let

22 Castle Street, Liverpool, L69 2QB

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Subject to Contract

Description

Liverpool has a population of c.479,000 and retail catchment of circa 1.12m.

The subject property occupies part of an attractive 5 storey period building located within the Castle Street Conservation Area. The area has become popular with bar, restaurant and hotel occupiers in recent years. Nearby occupiers include San Carlo, Gino D' campo, Mowgli and The Alchemist.

Accommodation

Floor Areas	Sqm	Sq ft
Ground Floor	594.36	6,398
Mezzanine	231.44	2,491
First Floor	202.87	2,184
Basement	376.60	4,054
Total	**1,405.27**	**15,127**

Tenure

The premises are held by way of an existing lease expiring 26/06/2025.

Please note the existing lease permits A2 uses only.

Rent

£210,000 per annum

Business Rates

Rateable Value: £165,000 (2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

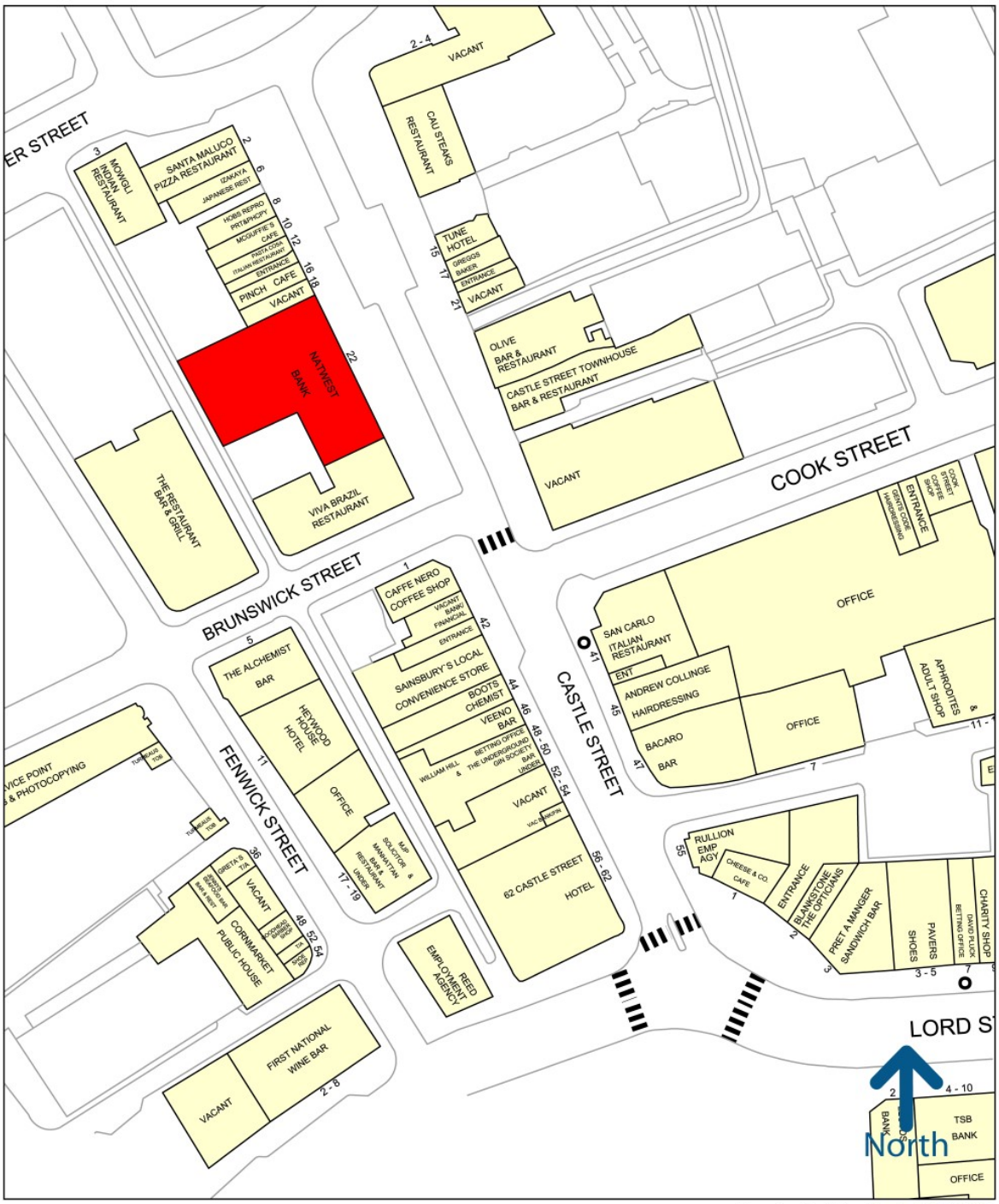
An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information

Liverpool - Central



Experian Goad Plan Created: 04/10/2017
Created By: GVA

Map data

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