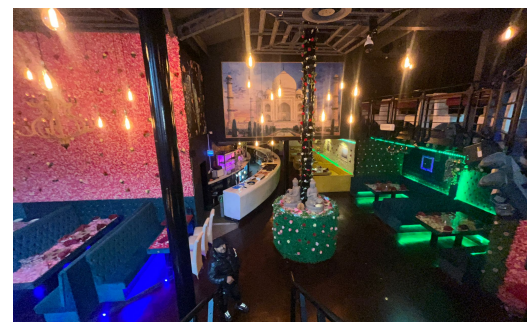


TO LET

7 Myrtle Street, Liverpool L7 7DP

Substantial Leisure Premises Trading Over 3 Floors
Ground & First Floor Total Approx. Combined Area 629m² (6,770 sq.ft)



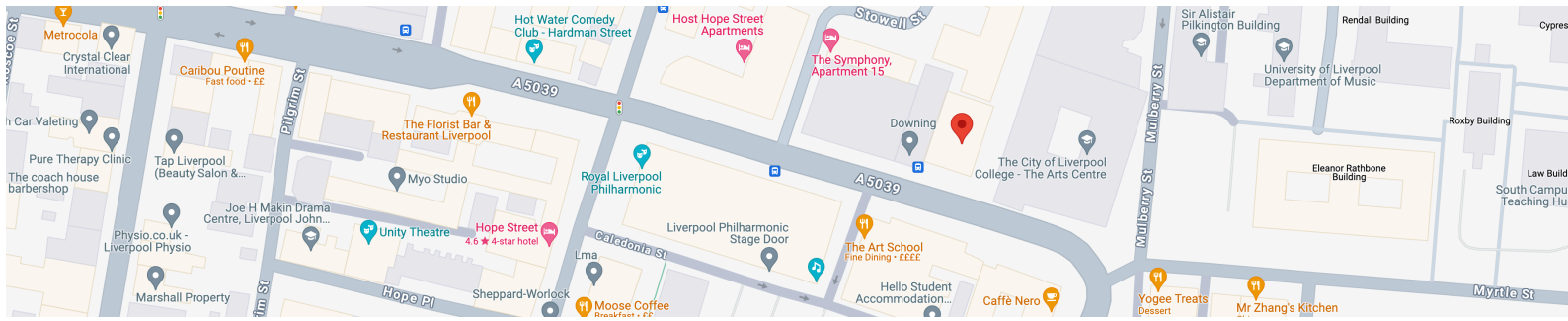
Prime Leisure/Retail Trading Position Within The Heart Of The University District

- Substantial 3 storey premises, well-established bar/restaurant with alcohol licence
- Substantial footprints at each level to include ground floor of 394.5m² and a first floor of 234.5m²
- The property also benefits from external car parking and covered external area used as a Shisha Bar
- The second floor has self-contained access providing office or residential accommodation, which may be let as a small aparthotel/staff accommodation.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property occupies a substantial frontage onto Myrtle Street, shown as the A5039 on the accompanying map, within the heart of the University District and Knowledge Quarter. There are a number of colleges and university buildings within close proximity along with a number of student halls, including Unite Students, Cambridge Court to the rear. The City of Liverpool College, the Arts Centre is directly adjacent to the subject property. The Royal Liverpool Philharmonic is close by along with Host Hope Street apartments and a number of food and bar opportunities including Mr Zang's Kitchen, Art School Restaurant, The Philharmonic Public House, The Florist Bar and Restaurant, along with a number of other occupiers as can be seen on the location plan.

DESCRIPTION

The property provides a recently built three-storey building with various access points from both front for customers and rear trading, delivery, and storage access areas. And also self-contained access for the second-floor office / residential accommodation can be created if desired. There is an access road for loading and car parking to the side and rear.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M ²	SQ FT
Ground Floor	394.5 m ²	4,246 ft ²
First Floor	234.5 m ²	2,524 ft ²
Second Floor	188.3 m ²	2,027 ft ²
Total Internal Floor Area	817.3 m²	8,797 ft²

EPC

The property has an Energy Performance Certificate C74. A copy can be provided on request.

SERVICES

Mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £33,250.

PLANNING

We understand the property benefits from Class E uses and formerly A4 Bar Consent in accordance with the Use Classes Order and Town and Country Planning Acts as varied on 3rd September 2020 with the benefit of an alcohol licence. Details upon request.

TERMS

The premises is to be assigned from an existing lease expiring on 6th August 2029 which can be renewed with a rent review in August 2024 with a current rent payable of

£80,000 per annum

VAT

The property is VAT registered and VAT will be added to the rent.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

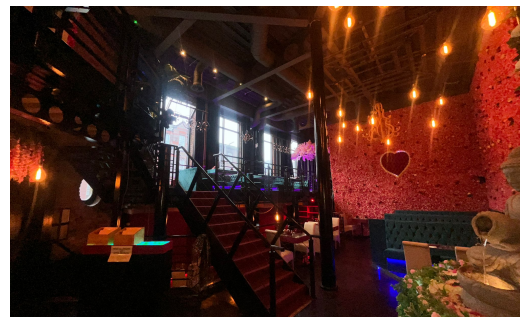
0151 319 2424

07702 131 701

Contact : Jonathan Owen

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424

jonathan@jorealestate.co.uk

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.