

TO LET

27/29 Parr Street, Liverpool City Centre, L1 4JN

Approx area 370.5 sq m (3988 sq ft)



Artist's Impression and Plans

- Located within the heart of the Ropewalks District.
- Popular restaurant / bar location. Nearby occupiers including Crazy Pedros, Almost Famous, The Brink, Alma de Cuba.
- Shell state premises ready for occupier's fit-out.
- Trading on 3 levels with roof terrace installed and mains services capped off.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is situated in the popular Ropewalks area established with restaurant/bar occupiers to include Almost Famous, Alma De Cuba, The Brink, Crazy Pedroe's and Santa Chupitos, Studio 2, Aparthotel, Merchant, various other restaurant bars, aparthotels within the heart of the Ropewalks district.

DESCRIPTION

The property provides a ground floor former warehouse buildings with capped off services and temporary stairwell leading to mezzanine and a further access external roof terrace with glazed balcony. There has been substantial shell state works carried out ready for occupier's fit out with traditional brick walls, new clad roof and flat roofs to provide a rare opportunity within a strong trading area for restaurants and bars.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Sales	205.8 m ²	2,215 sq ft
Ground Floor Store	17.0 m ²	182 sq ft
Mezzanine	49.1 m ²	529 sq ft
Mezzanine Plant Room	12.8 m ²	138 sq ft
Roof Terrace	85.8 m ²	924 sq ft

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including electricity, gas, mains water and drainage.

RATEABLE VALUE

To be assessed.

TERMS

The property is available on a new lease, terms to be agreed subject to full repairing and insuring basis.

PLANNING

Planning permission for A3 restaurant/Café consent.

RENTAL

Offers in the region of £75,000 per annum

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

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

PHOTOGRAPHS AND PLANS

There are various CGI artist's impression elevation plans and scaled floor plan drawings available on request.

VIEWING

Strictly by appointment via agents:

JO Real Estate Ltd

Tel: 0151 319 2424

Contact : Jonathan Owen jonathan@jorealestate.co.uk

Emanuel Oliver

Tel: 0151 236 6700

Contact: Dan Oliver : dan@emanueloliver.com

**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