



TO LET

9-11 DUKE STREET, LIVERPOOL. L1 5AP

- Liverpool city centre three storey building of 3500 – 7500 sq.ft. , near junction with Hanover Street and close to Liverpool ONE.
- Suitable for restaurant/bar/offices/ alternative uses, subject to planning and other statutory consents.
- Existing ground floor taxi company due to expand and relocate elsewhere in city centre.
- Contact Oswestry Office:
01691 659659
oswestry@celtrowlands.com

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LOCATION

This property is located at the lower end of Duke Street, close to the junction with Hanover Street adjoining The Hub Bar and Restaurant, within the Ropewalks district and extremely close to Liverpool ONE and the prime shopping areas of Liverpool City Centre. Duke Street has a number of mixed use and commercial occupiers including restaurants, offices and residential and the nearby occupiers are The Hub, Casartelli Apart Hotel, Bistro Franc, The Monroe, The Mayflower and John Lewis Department Store, part of Liverpool ONE.

DESCRIPTION

Originally built as a sherry warehouse in approximately 1865, this building has a good bold frontage to Duke Street and internally a wealth of interesting features, to include heavy oak beams in particular. The space can be made available as a whole for one single letting, or two separate lettings on each of ground and first/second floors. The accommodation is approximately as follows.

Ground Floor mainly open and subject to existing short term tenancy - 3,500 sq.ft.

First Floor accessed via staircase from Duke Street, also with original cast iron spiral staircase serving upper floors. Space currently divided into a handful of original office rooms towards the front and rear open plan warehouse – 3,500 sq.ft.

Second Floor accessed via spiral staircase into former storage room overlooking Duke Street at the front – 300 sq.ft.

Total Gross Internal Floor Area
Approximately - 7,300 sq.ft.

LANDLORD'S PROPOSAL

The landlord's propose that subject to agreeing terms with tenants, a scheme of refurbishment

and conversion will be entered into. Interested parties should discuss this further with the agents.

VACANT POSSESSION/TENURE

The accommodation is available by way of a new lease or leases, terms upon application with the ingoing tenant requested to be responsible for the landlord's reasonable legal costs in connection with the granting of the lease(s).

The ground floor is currently occupied by Alpha Taxis on a business lease nearing its end.

RENT AND LEASE TERMS

On application to the agents. The building is not elected for VAT.

BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Liverpool City Council – 0800 0283686) that the following rates apply for 2017. Rateable Value £9,500. Interested parties should contact the Local Council as to the current rates payable as concessions may apply.

EPC

The premises will need to be virtually redeveloped internally and therefore an EPC will be made available after this process.

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