

LIVERPOOL

27 / 29
Parr Street

TO LET
A3 Restaurant Use
Well established leisure location



Artists' impression

Location

The property is situated in the popular Rope Walks area, popular amongst independent retail and leisure operators. The property has recently been extensively refurbished to provide a new restaurant opportunity. Nearby occupiers include **Almost Famous, The Monro** Gastropub, **Alma De Cuba, The Brink** and **Crazy Pedro's**.

Lease

The whole property to include the Roof Terrace is available by way of a new Full Repairing and Insuring lease at a rent of **£60,000** pax.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
 Rateable Value to be assessed
 Interested parties are advised to make their own enquiries with the local authority.

EPC

On request

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Accommodation

Ground Floor Sales	2,215 sqft	205.8 sqm
Ground Floor Store	182 sqft	17.0 sqm
Mezzanine	529 sqft	49.1 sqm
Mezzanine Plant room	138 sqft	12.8 sqm
Roof Terrace	924 sqft	85.8 sqm

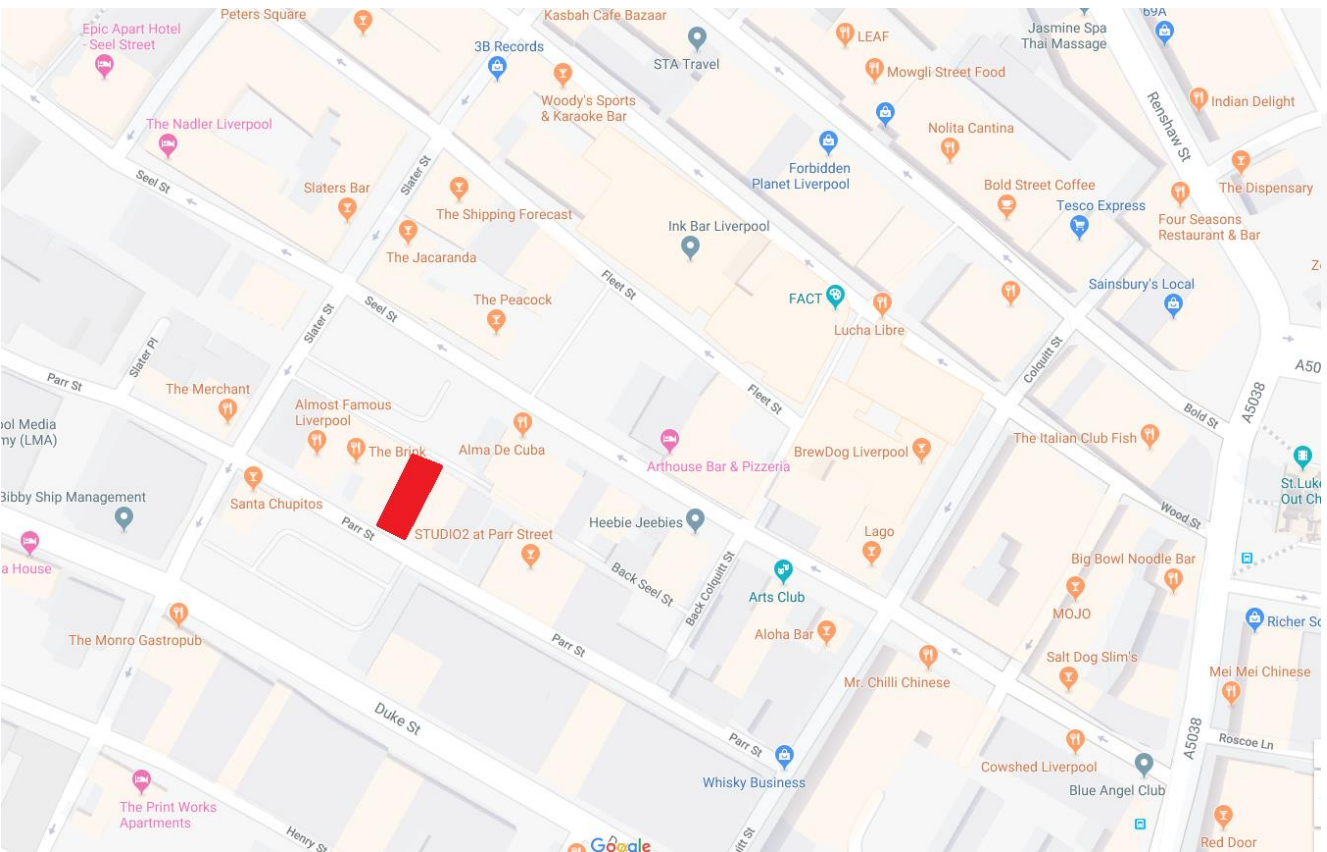
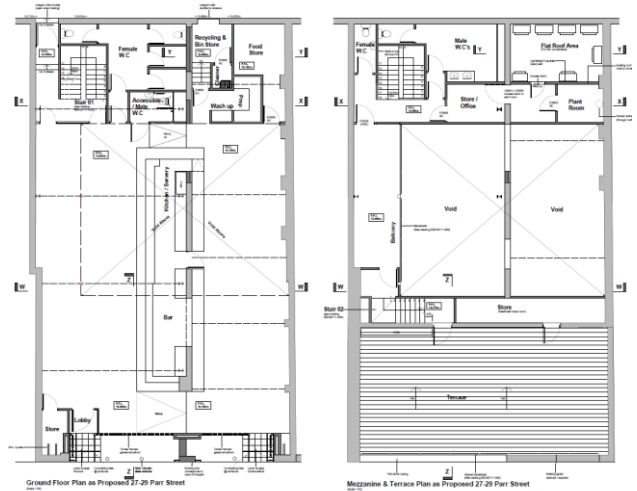
Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment via the joint agents:
 Dan Oliver 0151 236 2485
dan@emanueloliver.com

Or alternatively JO Real Estate 0151 319 2424
jonathan@jorealestate.co.uk



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