

LIVERPOOL

153–155 DUKE STREET

PRIME CITY CENTRE
LEISURE UNIT AVAILABLE
BY WAY OF A NEW LEASE

A3 CONSENT GRANTED

Location

Duke Street is the heart of the thriving Ropewalks area in Liverpool City Centre. The area provides an eclectic mix of residential developments, numerous hotels, independent restaurants and leisure operators including the **Duke Street Market, Pins Bowling, Wreckfish, Sapporo Teppanyaki, Brunch Club** and **Albert's Schenke**. A new 27 room EPIC Aparthotel will occupy the upper floors of the property.

Accommodation

The property comprises two linked buildings, providing accommodation on upper ground and lower ground floors with the following approximate Gross Internal Areas:

Lower Ground Floor	3,019 sq ft	280.5 sq m
Upper Ground Floor	3,128 sq ft	290.6 sq m

Consideration will be given to splitting the property.

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed with upward only five yearly rent reviews.

Rent

Based on **£20 per sqft**

EPC

A full copy of the EPC is available for inspection if required.



**Artists impression*

Business Rates

The premises are to be re-assessed following division works.

Interested parties are advised to make their own enquires on 0151 233 3008.

Legal Costs

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

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

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.

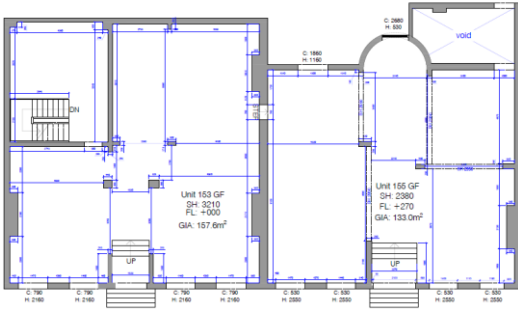
Viewing

Strictly by appointment through
Llyr Emanuel 0151 236 6725
llyr@emanueloliver.com

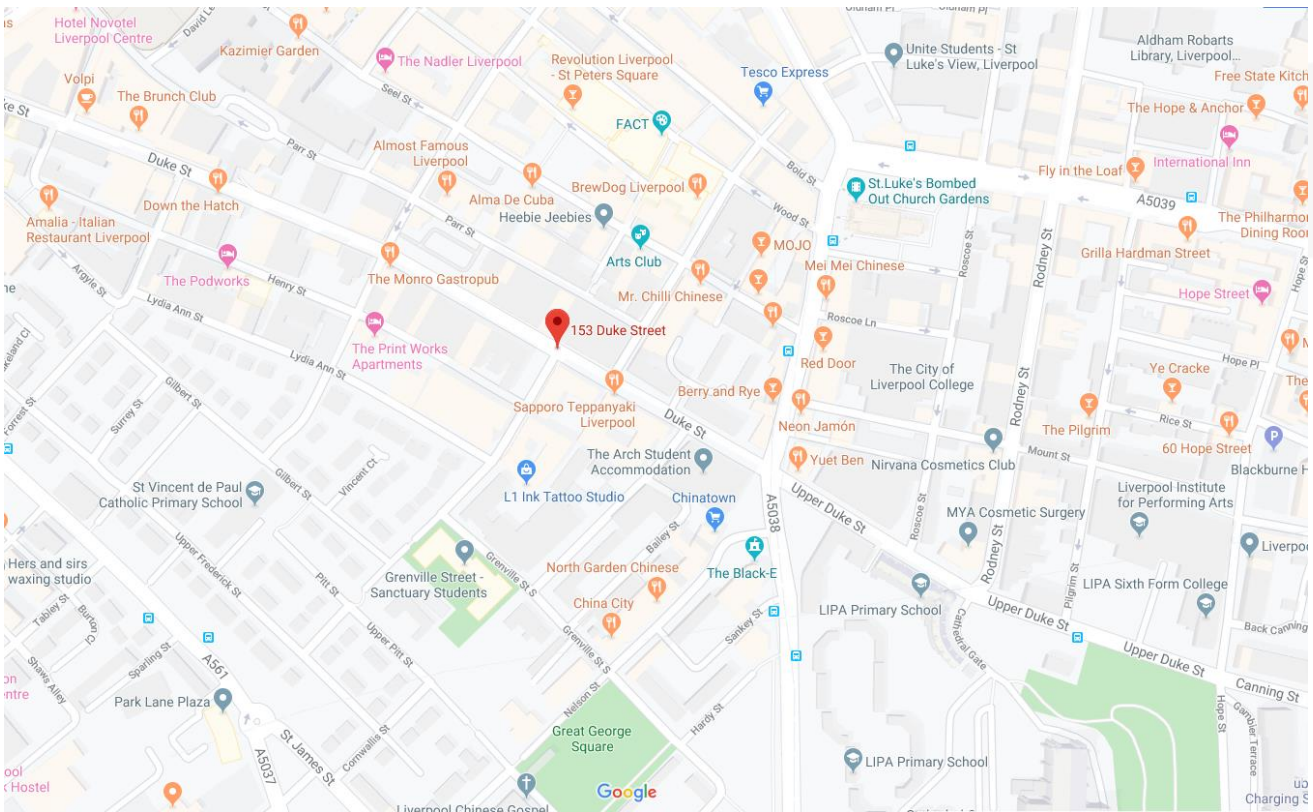
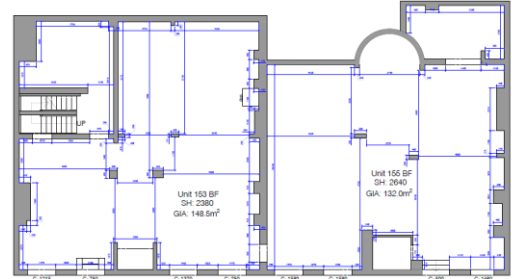
Dan Oliver 0151 236 2485
dan@emanueloliver.com

or our joint agents
Sixteen 0161 461 1616

Upper Ground Floor plan:



Lower Ground Floor plan:



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.