

# TO LET

## Victoria Street, Liverpool L1 6BX

Exciting retail/Leisure opportunity  
New-build bar/Restaurant premises

MENU

PROPERTY

DESCRIPTION

LOCATION

GALLERY

1 2 3

FLOORPLANS

FURTHER INFORMATION

For viewing arrangements  
or further information please  
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### Description

- The subject premises comprise high-quality, new-build retail/leisure accommodation forming part of the new Victoria Street multi-storey car park in Liverpool city centre.
- The new car park will consist of 333 spaces and a large retail unit that could be let as a whole or up to 3 smaller units. The scheme is a high-quality, contextual and contemporary design solution that is both appropriate and sensitive to the area.
- A double-height retail unit built to standard developer's shell specification with substantial glazed frontage, providing excellent signage opportunities and prominence to Victoria Street.
- The retail unit will provide flexible space to a contemporary design that will offer a roof terrace and the opportunity for occupiers to create mezzanine level as part of any fit out.
- High-quality public realm will be provided as part of a comprehensive multi-million upgrading of the whole of Victoria Street corridor creating the opportunity for pavement café style spaces outside the unit to create a new destination.

### Accommodation

The premises are arranged over ground and mezzanine floor levels and provide the following approximate floor areas:

<b>Ground Floor</b>	5,000 sq ft (496 sq m)
<b>Mezzanine Floor</b>	3,000 sq ft (298 sq m)

The accommodation is entirely flexible and can be let either as a whole or divided to accommodate specific occupier's size requirements.

The premises have been designed to offer a roof terrace to occupiers.

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### Location

- The new retail accommodation occupies a prominent location on Victoria Street directly adjacent to and benefiting from the new multi storey car park.
- The premises have a prominent frontage to Victoria Street which is already a recognised leisure destination bordering The Cavern Quarter. The premises are in close proximity to the Queens Square leisure development and are directly opposite The Met Quarter, entrance on to Victoria Street which will house the new Everyman cinema.
- The new retail unit is in the immediate vicinity of a number of hotels including the Sir Thomas Street Hotel, Shankly Hotel, Doubletree, Ibis styles and the imminent hotel conversion of The Municipal Buildings on Dale Street to the rear.
- The new multi-storey car park has been specifically designed and located to serve the retail district and is only a short walk from prime pedestrianised Church Street and Liverpool One and will also serve the vibrant Victoria Street night time economy.
- Liverpool serves a large affluent catchment of 11m people.
- Liverpool has four universities with nearly 72,000 students.
- Liverpool is the UK's third favourite place to visit for mini-break.



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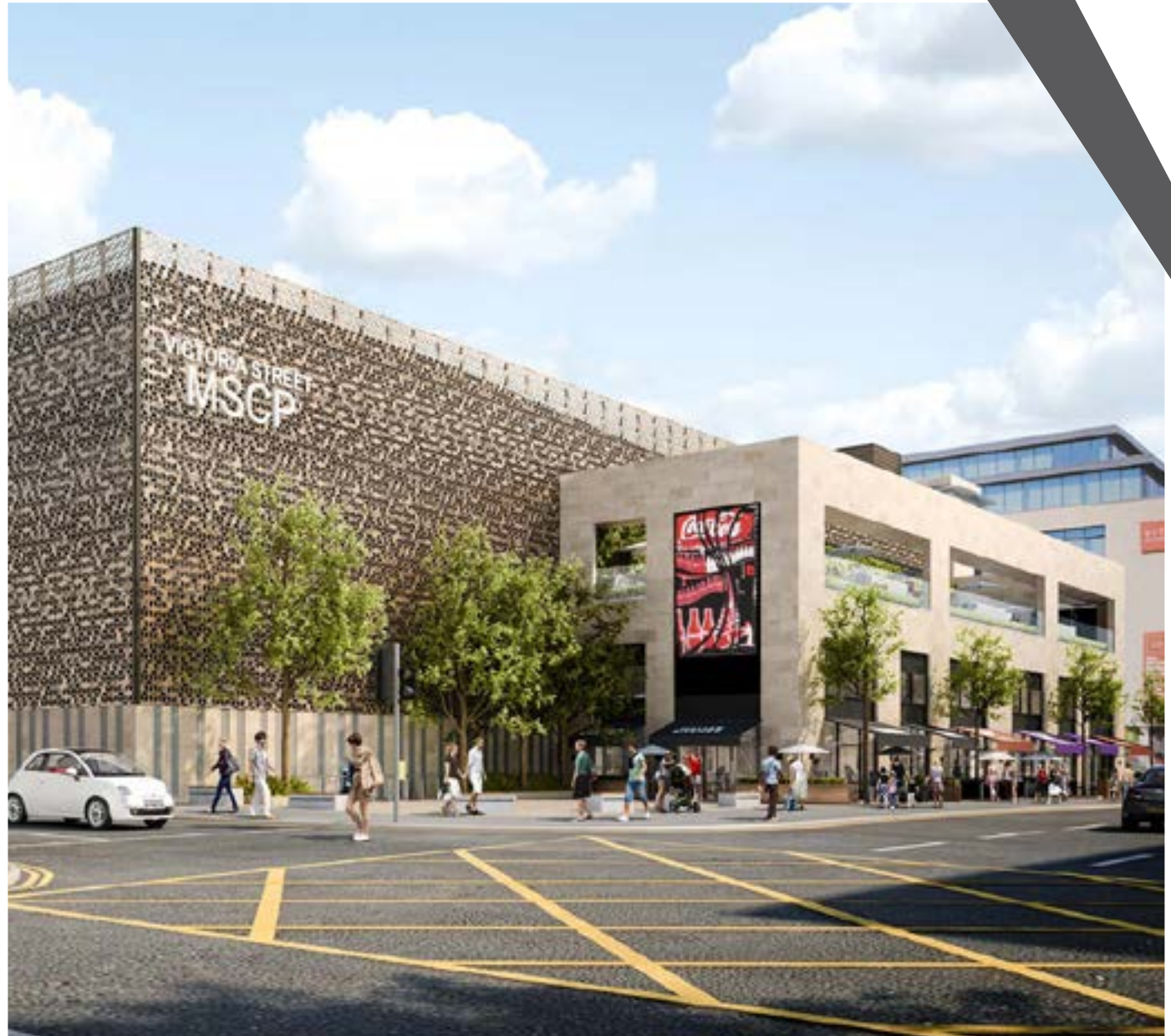
GALLERY

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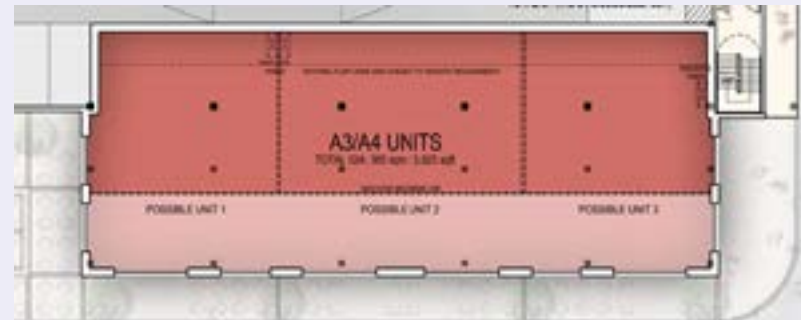
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## Floorplans

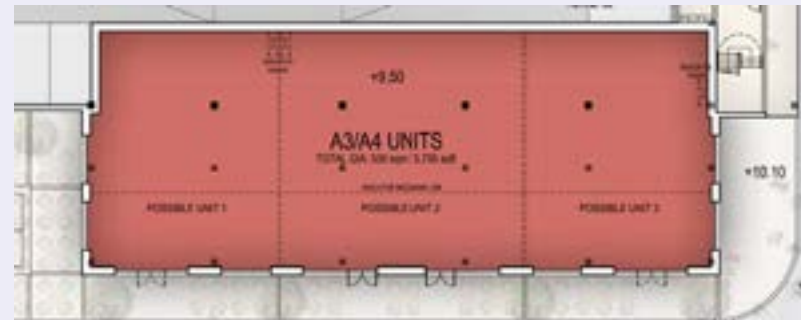
Second floor



First floor



Ground floor



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### Tenure

The premises are available by way of new effective full repairing and insuring leases for terms to be agreed and subject to five yearly upward only rent reviews.

### Rent

Details available on application.

### Planning

All necessary planning consents are assumed to be in place for retail or bar restaurant use.

### Licensing

To be confirmed.

### Rates

To be assessed.

### EPC

The proposed unit shall be assessed post construction for the purposes of its energy performance rating.

### Costs

Unless otherwise stated each party to bear its own legal costs.

VAT will be applicable and possession will be available upon completion of legal formalities.

### Further Details

For viewing arrangements or further information please contact James Harrocks on 07768 857688 or email [james@harrocks.co.uk](mailto:james@harrocks.co.uk)

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