

# 31 Castle Street Liverpool

PRIME BAR  
RESTAURANT  
OPPORTUNITY

forge

FORMER BANK OF  
ENGLAND BUILDING

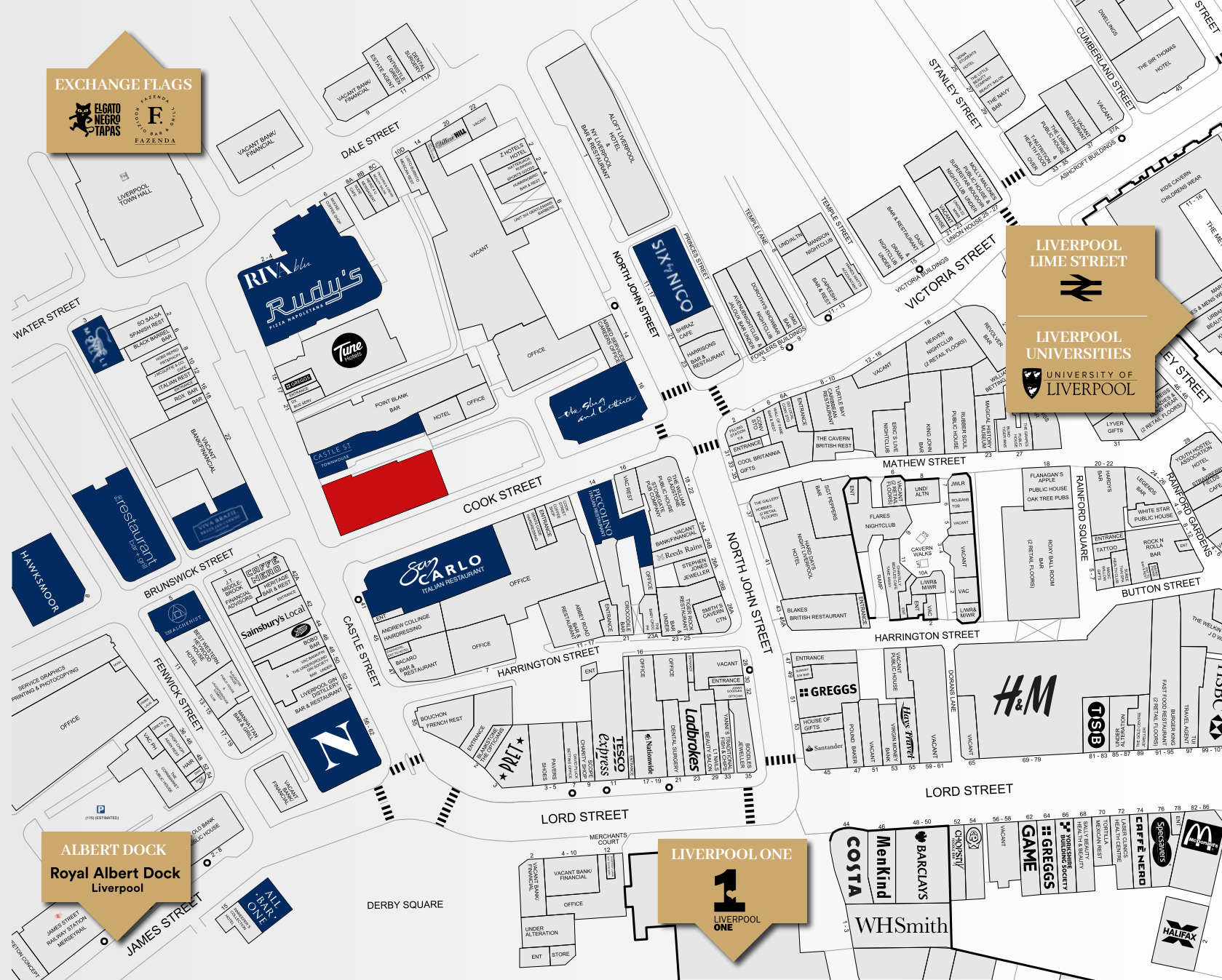
# LIVERPOOL

Liverpool has been described as the fastest growing UK city outside of London with an extensive catchment, having seen a significant level of private and public investment over recent years. It was designated as the European Capital of Culture in 2008 which has acted as a catalyst for investment and development across all areas of the city. The presence of three Universities, alongside an increase in high-end residential developments, has enabled Liverpool to develop a thriving food and beverage scene.

# LOCATION

The subject property is extremely well located on the corner of Castle Street and Cook Street, in close proximity to Liverpool Town Hall and Exchange Flags. The site is Grade I Listed due to its neo-classical architectural design and being formerly occupied by the Bank of England, benefitting from substantial prominence and visibility.

Castle Street has become one of the principal bar/restaurant pitches in Liverpool city centre hosting a mix of national and independent operators. The subject property is located directly opposite San Carlo, with other nearby occupiers including Rudy's Pizza, Mowgli, Castle Street Townhouse and Viva Brazil. Hawksmoor, The Alchemist, Six by Nico and Gaucho are also located in the vicinity.



HAWKSMOOR



SIX by NICO



GAUCHO





## ACCOMMODATION

The property is arranged over ground floor and basement, with the original Bank of England building at the front and additional warehouse space to the rear. The space can be amalgamated or let individually.

Ground Floor (front section) NIA:

5,860 sq ft (544 sq m)

Ground Floor (rear warehouse) GIA:

4,000 sq ft (371 sq m)

The rear warehouse is suitable for a variety of uses, including but not limited to; bar, restaurant, gym, healthcare and nightclub, subject to obtaining the necessary consents.

There is full cover at basement level, more information available upon request.

## LEASE TERMS

The premises are available by way of a new effective FRI lease, subject to five yearly upward only rent reviews, for a term of years to be agreed.



# RENT

Upon Application.

# RATEABLE VALUE

£116,000

# 31 CASTLE STREET LIVERPOOL L2 4TA



## CONTACT

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