

# Liverpool

## Former Bank of England Building, Cook Street

Class E Opportunity



### Location

The subject premises occupies a prominent position on Cook Street, located immediately behind the former Bank of England Building where **The Ivy** have recently opened. The property is just a short walk away from Castle Street which is one of the main F&B pitches within the city centre.

Located adjacent to **Slug & Lettuce**, other nearby retailers include **San Carlo**, **Piccolino**, **El Gato Negro**, and **Rudy's Pizza**.

### Demise

The property is arranged over ground floor and lower ground floors comprising the following approximate net internal floor area:

Ground Floor	3,943 sq ft	366 sq m
Lower Ground Floor	462 sq ft	43 sq m
<b>Total</b>	<b>4,405 sq ft</b>	<b>409 sq m</b>

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

Upon application

### Rates

Rateable Value	To be re-assessed
Rates Payable	To be re-assessed

Interested parties are advised to make their own enquiries to Liverpool City Council on 0151 233 3050.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

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