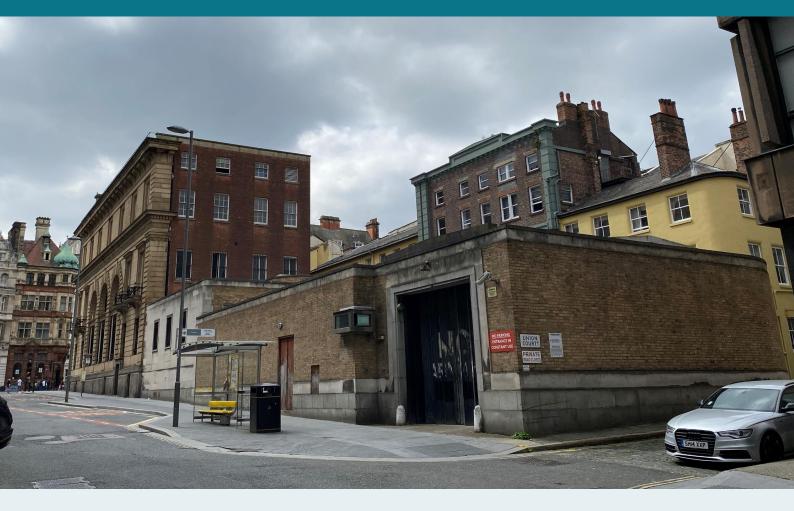
Liverpool Former Bank of England Building, Cook Street

Class E Opportunity



Location

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

Located adjacent to Slug & Lettuce, other nearby retailers include San Carlo, Piccolino, Six by Nico, 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	3,629 sq ft	337 sq m
Lower Ground Floor	462 sq ft	43 sq m
Total	4,091 sq ft	380 sq m

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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