

# 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:

<b>Ground Floor</b>	3,629 sq ft	337 sq m
<b>Lower Ground Floor</b>	462 sq ft	43 sq m
<b>Total</b>	<b>4,091 sq ft</b>	<b>380 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:

**forge**

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**RIVA Rudy's**  
PIZZA NAPOLETANA

**Tune Hotels**

**THE IVY**

**San CARLO**  
ITALIAN RESTAURANT

**N**

**PRET**

**tesco express**

**Ladbrokes**

**GREGGS**

**H&M**

**TSB**

**HSBC**

**COSTA**

**MenKind**

**BARCLAYS**

**GAME**

**GREGGS**

**McDonald's**

**HALIFAX**

**WHSmith**

WATER STREET

DALE STREET

NORTH JOHN STREET

VICTORIA STREET

BRUNSWICK STREET

FENWICK STREET

CASTLE STREET

HARRINGTON STREET

LORD STREET

JAMES STREET

DERBY SQUARE

LORD STREET

PARADISE STREET

STANLEY STREET

BUTTON STREET

MATHEW STREET

NORTH JOHN STREET

HARRINGTON STREET

RAINFORD SQUARE

RAINFORD SQUARE

LORD STREET

STANLEY STREET

CUMBERLAND STREET

VICTORIA STREET

STANLEY STREET

RAINFORD SQUARE

RAINFORD SQUARE

LORD STREET

PARADISE STREET

SIX by NICO

*the slug and cat*

**RICCOLINO**

**GREGGS**

**H&M**

**TSB**

**HSBC**

**COSTA**

**MenKind**

**BARCLAYS**

**GAME**

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**McDonald's**

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