

Liverpool

18 Water Street, New Zealand House

Leisure Opportunity – Character Building



Location

The subject premises are well-located on Water Street, in close proximity to Castle Street, Exchange Flags and leading down towards the waterfront.

Nearby occupiers include **Gaicho, Hawksmoor, Fazenda, The Alchemist, Rudy's** and soon to be joined by **Dishoom**. There is also a substantial office population in the vicinity.

Demise

The demise is arranged over the ground, basement and mezzanine levels of an attractive, character building comprising the following approximate net internal floor areas:

Ground Floor	6,826 sq ft	634.4 sq m
Mezzanine	2,107 sq ft	195.8 sq m
Basement	5,137 sq ft	477.4 sq m
Total	14,070 sq ft	1,307.6 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

£90,000 per annum exclusive.

Rates

Rateable Value (from April 2026)	£167,500
Rates Payable (from April 2026)	£73,700

If you occupy a pub or live music venue in England, the Government has introduced a new relief to provide further support. 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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