TO LET – PRIME RETAIL UNIT

108 BOLD STREET, LIVERPOOL CITY CENTRE, L1 4HY

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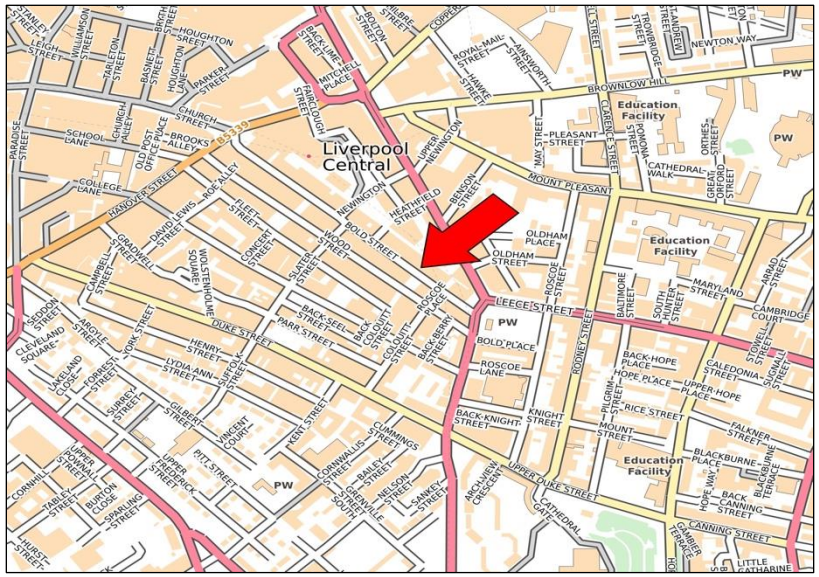
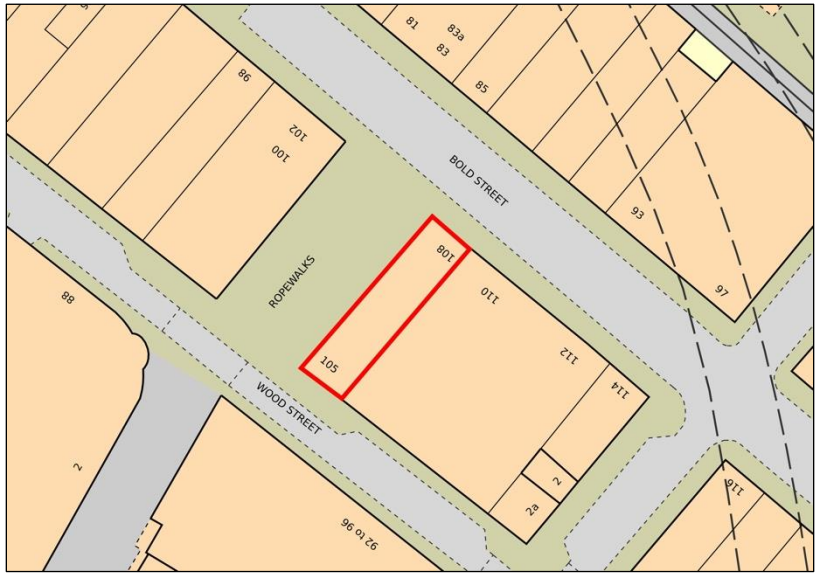
KEY FEATURES

- Located fronting Bold Street in a prime and vibrant location in the heart of the Ropewalks in Liverpool City Centre.
- Situated amongst a range of vibrant and exciting independent retailers, bars and restaurants.
- End-terraced brand newly constructed four storey building with ground floor commercial unit and three bespoke apartments to the upper parts.
- Comprises a high specification ground floor commercial unit of c.59.8 sq m (643 sq ft) with extensive front and side glazed frontage.
- Current planning designation is E (Retail uses). In addition the unit would suit a range of restaurant hot food, leisure and bar uses. (subject to change of use).
- The building is currently under the final weeks of construction and will be available from mid June 2023.





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LOCATION

- The property occupies a central position on Bold Street and the corner of Ropewalks Square within the Ropewalks district of Liverpool City Centre. It forms part of a well-established and highly successful prime retail and leisure area and forms a natural pedestrian link between the knowledge Quarter, University Quarter and Liverpool One.
- The Ropewalks is situated a short distance from Liverpool One (5 min walk), China Town (5 min walk) and the University Quarter where the main campuses of University of Liverpool and Liverpool John Moors University are located (10 min walk).

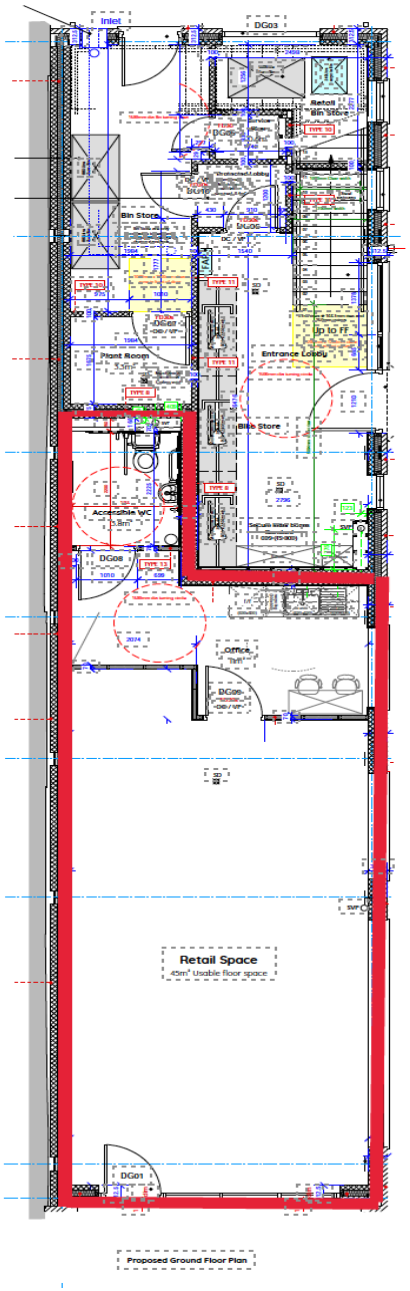
SITUATION

- The subject unit is situated towards the top end of Bold Street close to Wood Street, Concert Square and Central Station. Central Station forms part of the Mersey Rail Public Transport system with 300,000 people passing through the station each week.
- Bold Street hosts a wealth of restaurants, bars and niche retailers including Leaf, Albert Shloss, Ellis Brigham, Size, Fat Hippo, Albert Shloss, Soho clothes, Utility, Mowgli, La Parrilla Mexican Tapas, Jimmy's, Ban Di Buy and Rudy's Pizza. In addition, Bold Street, is a vibrant street with generous external street seating.
- Surrounding occupiers include a range of exciting and eclectic retailers and operators including Pho, Honest Burger, Bold Street Coffee, Maray, FACT cinema and Tesco Express. Concert Square which forms one of Liverpool's premier bar, pub and nightlife destinations is located within a 2 minute walk.

DESCRIPTION

- The subject property comprises an end terraced four storey building of steel frame brick construction with part glazed frontage under a pitched slate roof. The ground floor comprises an open plan rectangular shell commercial unit of 59.8 sq m / 643 sq ft with part glazed front and side frontage with concrete floor and generous head height. The upper parts have been developed into three high specification two bedroom apartments.
- To the rear is a communal bin store. To the side elevation is Ropewalks Square which offers the chance for external seating (subject to a suitable pavement licenses).

GROUND FLOOR PLAN (AS BUILT)



EPC

The Property EPC is currently being processed.

ACCOMMODATION

We understand the floor area to the ground floor unit extends to approximately 59.8 sq m (643 sq ft) as measured on a NIA basis.

SERVICES

We understand that the units will benefit from capped services (mains gas, electricity, water and drainage).

RATEABLE VALUE

The unit has yet to be assessed by Liverpool City Council for business rates given the current construction works. For the avoidance of doubt, the business rates are the responsibility of the ingoing Tenant.

PLANNING

We understand the wider property is not Grade II listed but is located in the Ropewalks Conservation Area.

We note the subject unit benefits from Use Class E Planning uses (previously A1 / A2 / B1 consent) under **planning reference 17F/1382** and dated 2nd April 2020. The unit can accommodate a range of uses including retail, estate agent and office uses together with bar restaurant, hot food and leisure uses (the latter would require a change of use) All planning enquiries should be directed to Liverpool City Council Planning Department in the first instance.

SUBMITTING RENTAL OFFERS

In submitting an offer for the property, please confirm the following information within your letting proposal; Company entity, rental offer, proposed use, lease length, incentives required, rent review provisions, company background, availability of funding for the proposed fitout and proposed timescales.

VIEWINGS

Formal accompanied viewings can be arranged through LBL Real Estate. Vacant possession is expected mid to late June 2023.

DISCLAIMER

LBL Real Estate Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

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