# CASTLE CHAMBERS

4 – 6 COOK STREET, LIVERPOOL, L2 9QU

## TO LET

PRIME BAR, RESTAURANT & LEISURE OPPORTUNITY
UP TO 8,635 SQ FT AVAILABLE (ABILITY TO SPLIT)

CBRE

LBL Real Estate
licensed | beds | leisure

# WELCOME TO LIVERPOOL

An incredible evolving city with a rich heritage that is future focused. Liverpool is undeniable a great location that captivates visitors with its vibrant atmosphere and history. Above all it's a melting pot of cultural icons, sporting heavyweights and vibrant nightlife. A place to live, work, enjoy, and invest.

## SUBSTANTIAL GROUND FLOOR OPPORTUNITY UP TO 8,635 SQ FT AVAILABLE (ABILITY TO SPLIT)

Suitable for range of uses including:

- Bar / Restaurant
- Retail
- Leisure
- Self Contained Offices
- Fitness

*STP may be required

# DESCRIPTION

The Property comprises a prominent upper ground floor self-contained office suite fronting Cook Street.

Directly adjoining occupiers include San Carlo and Piccolino with The Ivy due to locate into the Bank of England Building directly opposite (Q4 2024). Exciting adjacent occupiers on Castle Street include Liverpool Gin, Bacarro, King Street Town House, Alchemist, Neighbourhood, Rudy's and Riva Blue.

The current self contained suite extends to circa 802 sq m / 8,635 sq ft and benefits from a dedicated entrance from Cook Street. The extensive high quality accommodation is open plan with plentiful natural light to the front and rear with extensive head heights of between 3.3m to 4.2m and up to 5.2 metres around the glazed lightwells. In addition the space benefits from a ceiling mounted air conditioning / air handling system with staff toilets to the rear. The unit offers flexibility in terms of subdivision options to account for operator led requirements.

In addition, the space benefits from direct access into the rear loading yard and bin stores for deliveries, loading and refuse. The rear yard also provides options for suitable extraction routes and location of plant, in addition to suitable evacuation routes. The main Castle Chambers entrance on Castle Street also provides suitable ground floor disability access to the subject unit.

# OPPORTUNITY

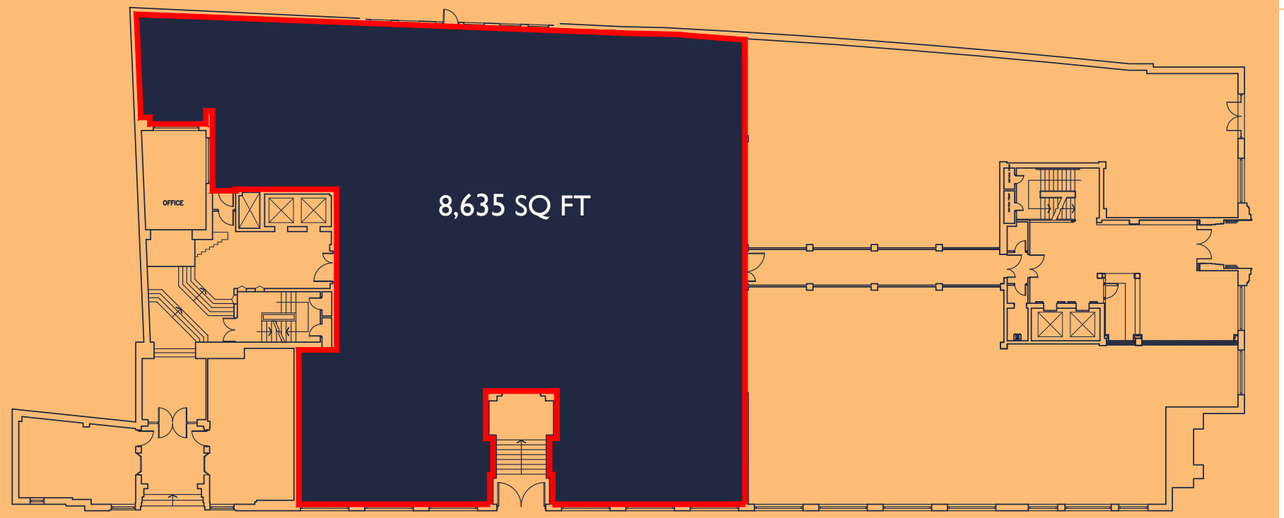
Castle Chambers offers a truly exciting leasing opportunity adjoining Castle Street in Liverpool's premium bar restaurant and leisure quarter. The units provide flexible accommodation and offer a range of uses which could include bar restaurant, leisure, boutique gym, retail, health and continued office uses (subject to relevant planning consents).

The accommodation provides a range of layouts to include a large single unit or two rectangular layout options.

**OPTION 1**

Single Unit

**8,635 sq ft**

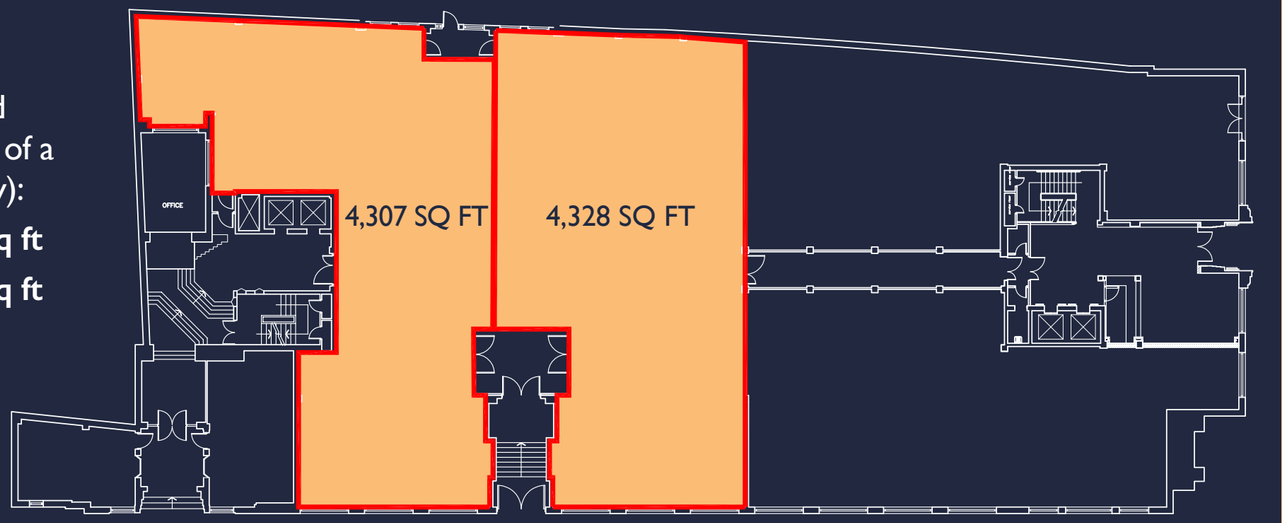



**OPTION 2**

Two Lettable Units (dedicated entrance points of a communal lobby):

**Unit 1: 4,307 sq ft**

**Unit 2: 4,328 sq ft**



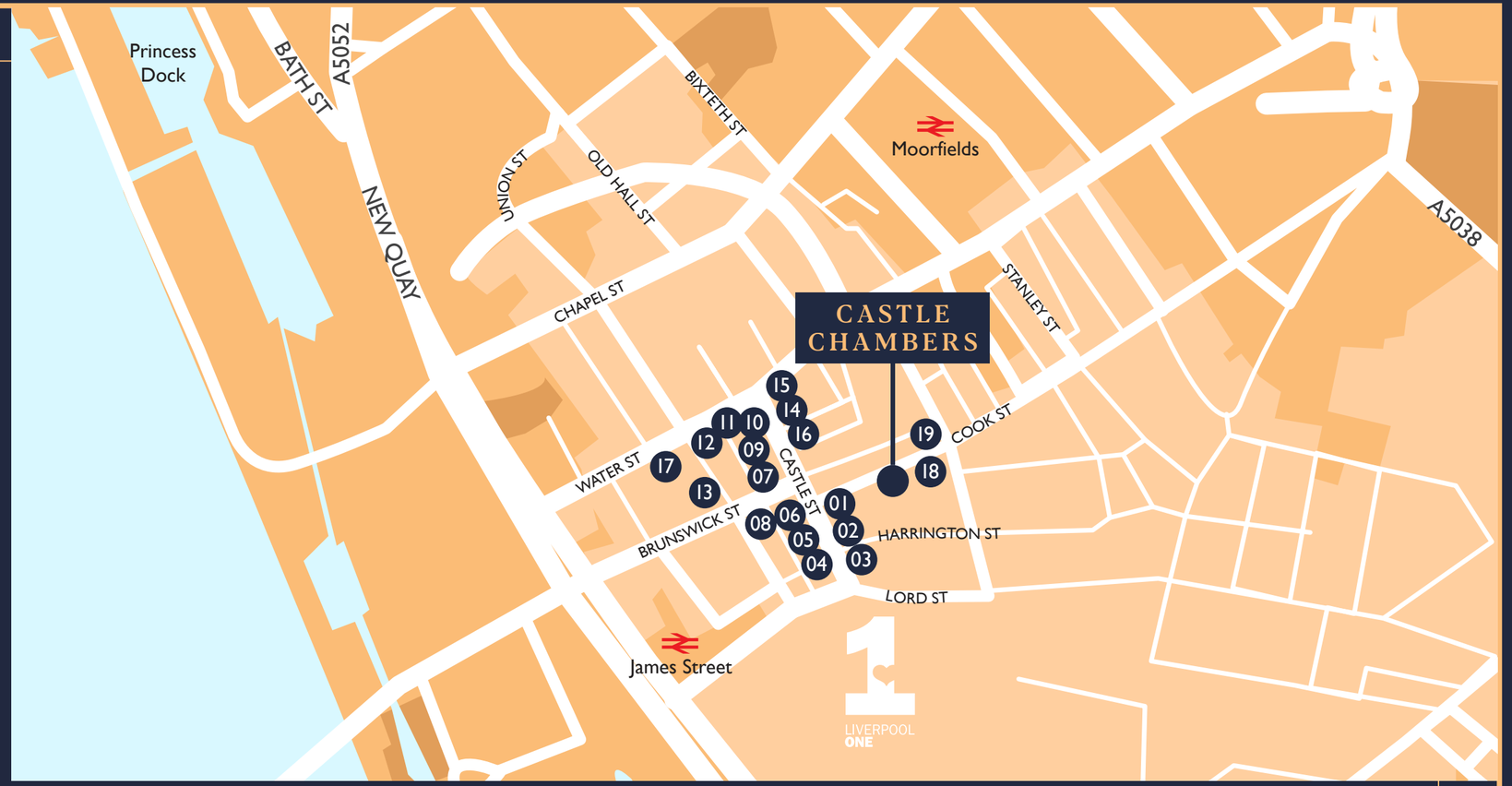
# LOCATION

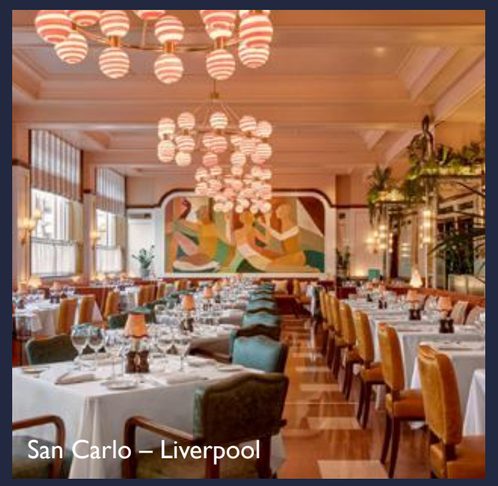
The property is located in the heart of Liverpool city centre's commercial office and leisure core and is situated on Cook Street, in a highly prominent position just off Castle Street.

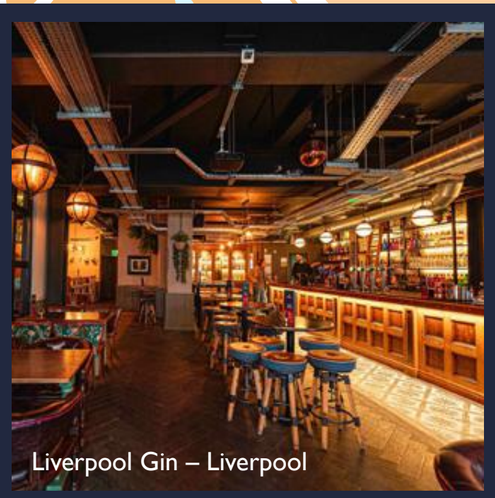
Set amongst some of the city's most architectural buildings, Castle Chambers is a stone's throw from the world famous waterfront, less than a 5 minute walk to Liverpool One the retail and has easy access to Liverpool's road and rail network.

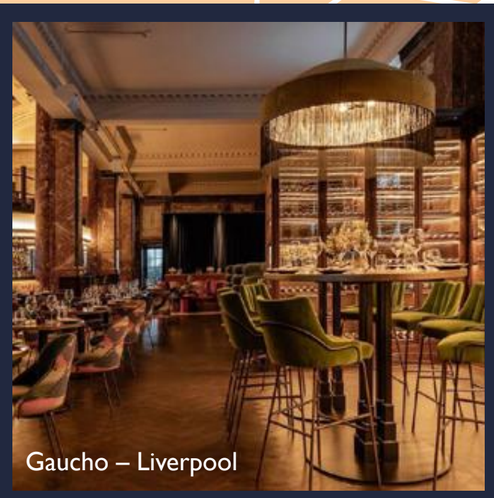
The building is located by Castle Street's bustling bar and restaurant quarter, home to some of the city's best premium bars and restaurants including:

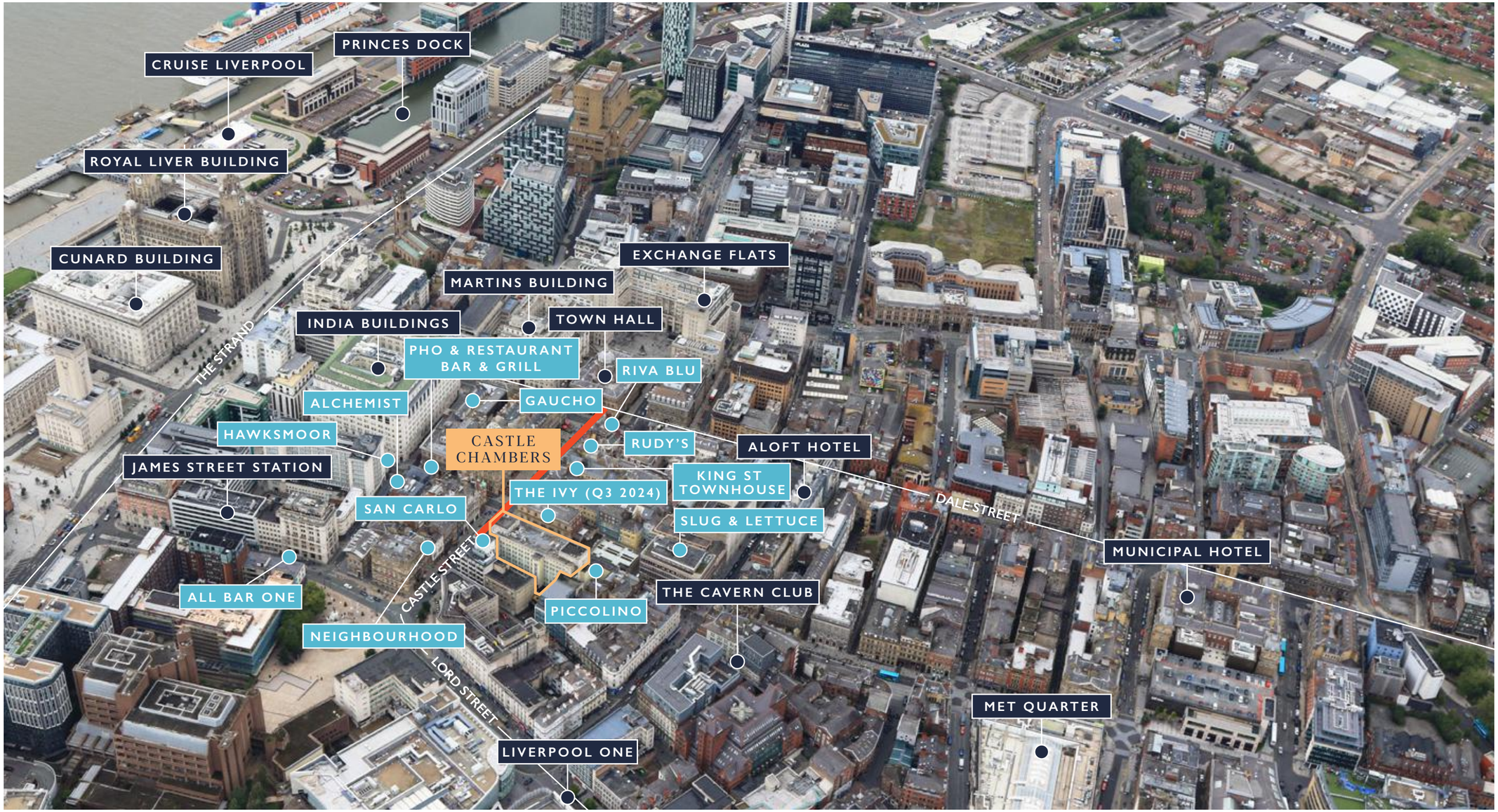
01 San Carlo
02 Bacarro
03 Bouchon
04 Neighbourhood
05 Liverpool Gin
06 Bobo
07 Viva Brazil
08 Alchemist
09 Pho
10 Black Barrell
11 Mowgli
12 Gaucho
13 Hawksmoor
14 Riva Blue
15 Rudy's
16 King's Street Townhouse
17 Ivy (Q4 2024)
18 Piccolino
19 Slug & Lettuce





San Carlo – Liverpool


Liverpool Gin – Liverpool


Gaucho – Liverpool


CRUISE LIVERPOOL
PRINCES DOCK
ROYAL LIVER BUILDING
CUNARD BUILDING
EXCHANGE FLATS
MARTINS BUILDING
INDIA BUILDINGS
TOWN HALL
PHO & RESTAURANT BAR & GRILL
RIVA BLU
ALCHEMIST
GAUCHO
HAWKSMOOR
CASTLE CHAMBERS
RUDY'S
ALOFT HOTEL
JAMES STREET STATION
KING ST TOWNHOUSE
THE IVY (Q3 2024)
SAN CARLO
SLUG & LETTUCE
DALE STREET
MUNICIPAL HOTEL
CASTLE STREET
ALL BAR ONE
THE CAVERN CLUB
PICCOLINO
NEIGHBOURHOOD
LORD STREET
MET QUARTER
LIVERPOOL ONE

# FURTHER INFORMATION

## TERMS

Available by way of a new internal repairing and insuring lease for a term of years to be agreed.

## RENT

Upon Application.

## VACANT POSSESSION

The premises will be available from December 2024 although may be available earlier subject to further discussions with the existing Tenant.

## SERVICE CHARGE

Upon Application.

## BUSINESS RATES

£98,500 pa (c£49,250 payable).

## EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

## LEGAL COSTS

Each Party to be responsible for their own legal costs.

## GET IN TOUCH

For further information about the available accommodation or to arrange a viewing, please contact the joint agents.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