LIVERPOOL
L2 2AG

8-10 Eberle Street

TO LET

Prime City Centre Basement Nightclub Premises

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LOCATION

The property is located a busy tourist location close to Castle Street and North John Street, Moorfields Station is on the adjacent street. Liverpool One is within a 5 minute walk.

Occupiers in the immediate area include the NEW Tempest on Tithebarn, Gino D'Acampo, San Carlo, Rudy's Pizza, Mowgli and both the Castle Street Dining Quarter and the Cavern Quarter.

TERM

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

FLOOR AREAS

Lower Ground:	9,000 sq ft	836.13 sq m

USE

Current use class classification of the property is nightclub (Sui Generis)

RENT

£40,000 pa.

RATEABLE VALUE

£36,500 (c. £18,250 rates payable).

EPC

Available upon request.

TIMING

Available immediately.

VIEWING

For further information, please contact:

Nick Huddleston MRICS **0161 327 3685**
nick@lblrealestrate.co.uk **07791 251745**

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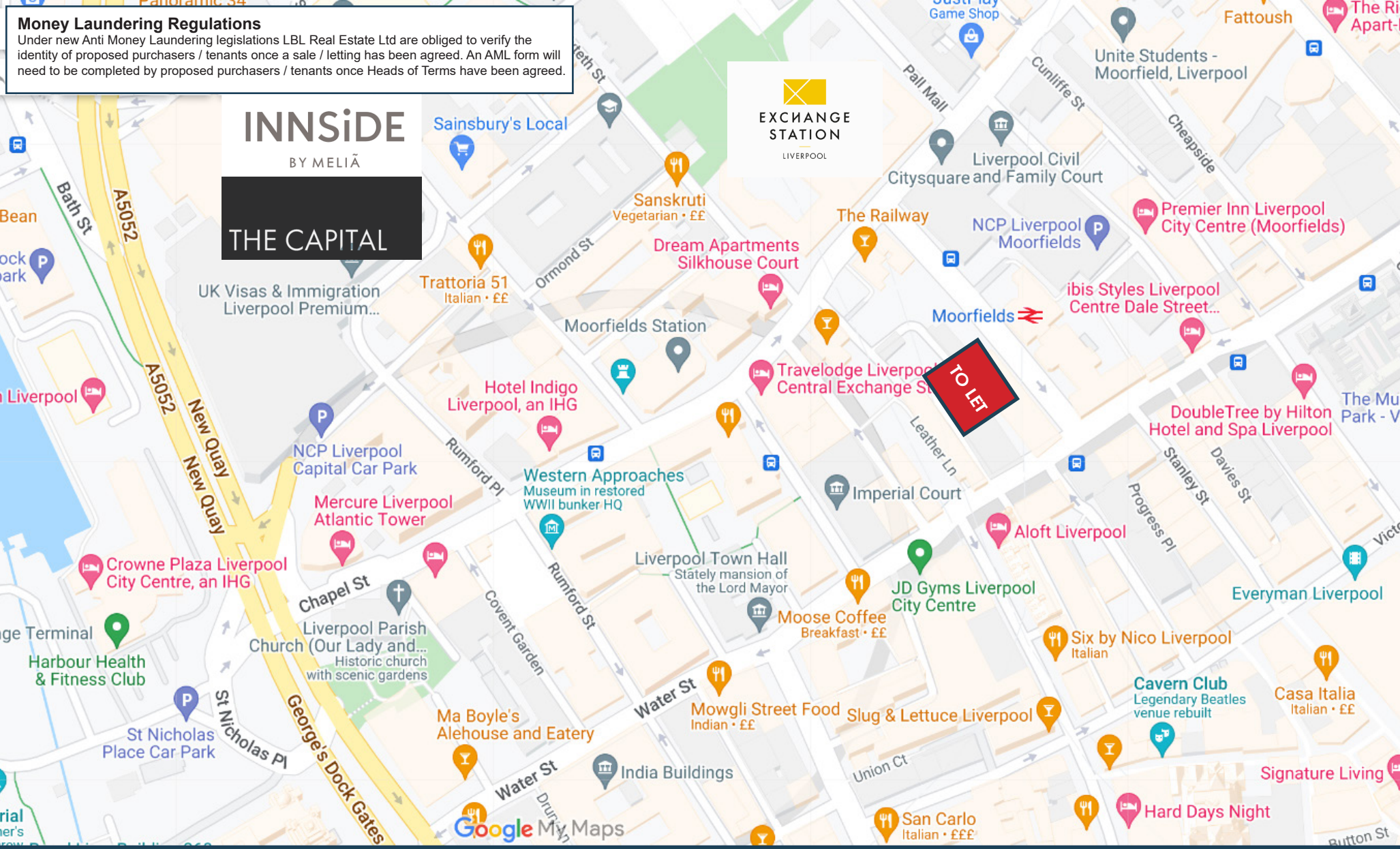
Money Laundering Regulations
Under new Anti Money Laundering legislations LBL Real Estate Ltd are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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