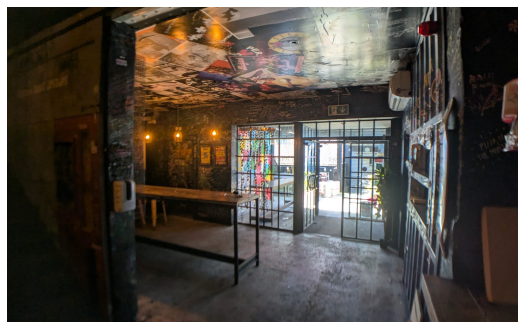
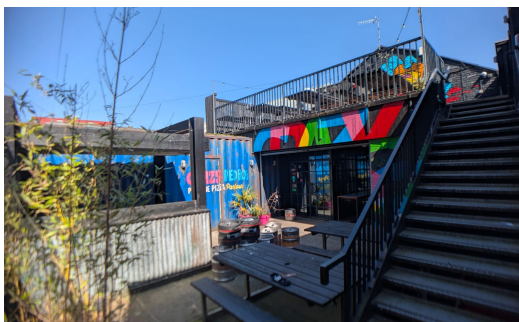


TO LET

25 Parr Street, Liverpool City Centre, L1 4JN

Approx area 226.12 sq m (2,435 sq ft)



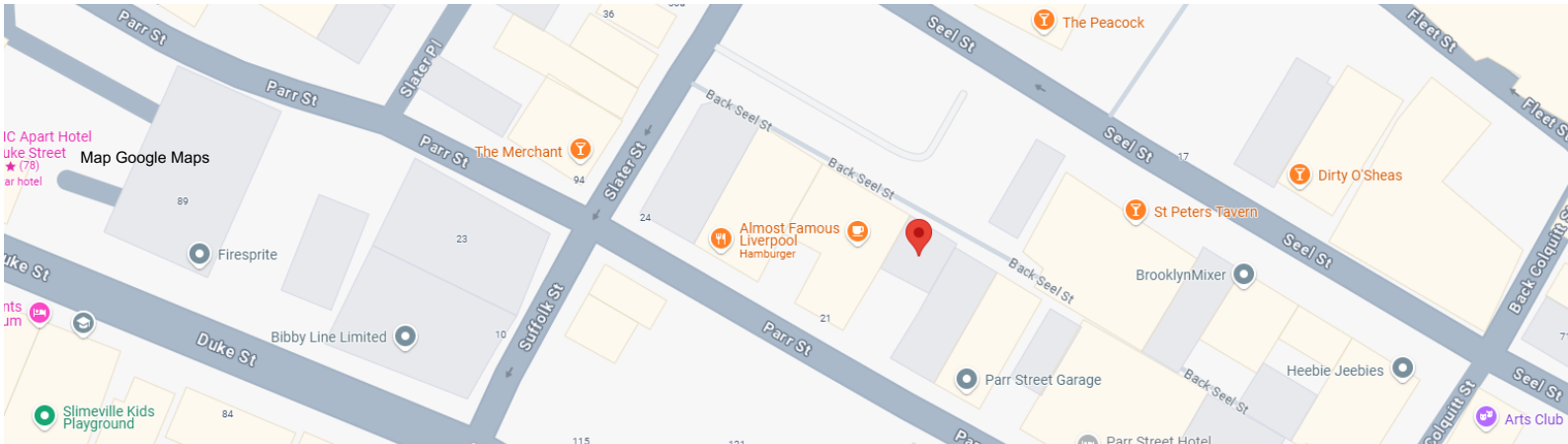
Restaurant / Bar With Roof Terrace

- Located within the heart of the Ropewalks District, a popular well-established bar and restaurant location.
- Nearby occupiers include, Almost Famous, Wreckfish, Alma de Cuba, Halyard and Holiday Inn hotels.
- Fully fitted ready for occupation.
- Spacious Roof terrace.
- Alcohol licence on/off premises 8am to 4:30am.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is situated in the lively Ropewalks district renowned for its variety of bars, restaurants and hotels. Liverpool One shopping centre, Concert Square and Bold Street Central station are all a short stroll away. Adjacent occupiers include Almost Famous, Alma De Cuba, Wreckfish, and the new Halyard and Holiday Inn Hotels.

DESCRIPTION

The ground floor premises provides internal courtyard with external seating leading into the ground floor open plan area with a bar, seating with an attached kitchen fully fitted with pizza ovens, preparation area with an external access to a mezzanine level with further seating, open plan area and ladies' and gents' WCs. There is an access doorway leading to an additional mezzanine seating roof terrace.

LICENCES

The property benefits from an on/off premises licence for the sale of alcohol from 8am to 4:30am and extended on New Year's Eve.

ACCOMMODATION

The property has the following approximate accommodation:

	M ²	SQ FT
Ground Floor Sales	100.06 m ²	1077 ft ²
Mezzanine	38.56 m ²	416 ft ²
External Terraces Ground	36.50 m ²	393 ft ²
External Mezzanine Terrace	51.00 m ²	549 ft ²
Total	226.12 m²	2435 ft²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

The Rateable Value is currently £84,000 per annum and requiring reassessment for new business occupation.

TERMS

The property is available on a new lease, terms to be agreed on a full repairing and insuring basis.

RENTAL

Offers in the region of £40,000 per annum

PLANNING

Planning permission exists for A3 Restaurant/Café consent and A4 Bar falling into use Class E uses. All other uses would be considered.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate. The property is not currently VAT registered.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

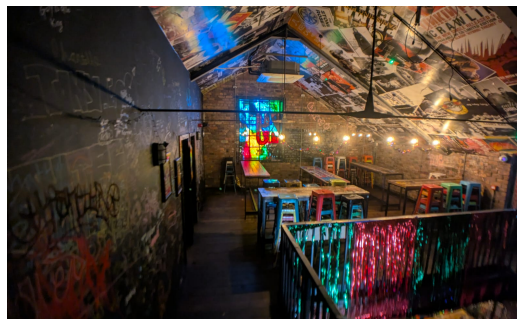
VIEWING

Strictly by appointment via agents:

JO Real Estate Ltd
Contact: Jonathan Owen
Tel: 0151 319 2424 Mob: 07702 131701
jonathan@jorealestate.co.uk

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



**CALL OR EMAIL TO
 DISCUSS YOUR PROPERTY
 REQUIREMENTS IN
 FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
 CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424
 jonathan@jorealestate.co.uk

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all photographs, images, plans are for identification purposes only and do not form any part of a contract.