

TO LET: GYM / LEISURE OPPORTUNITES

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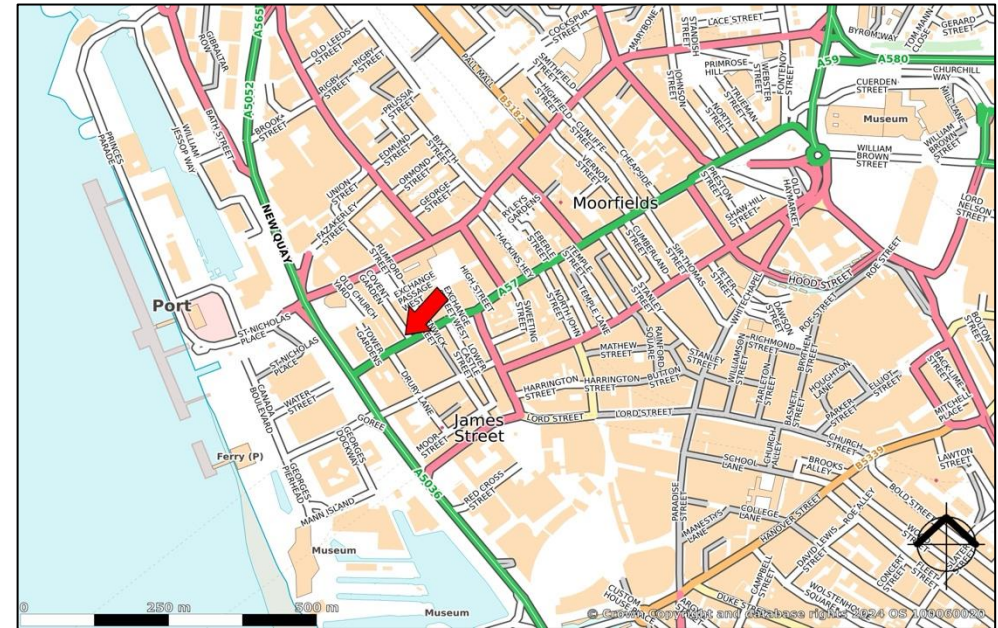
2 x BASEMENT UNITS AT ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD



BASEMENT COMMERCIAL UNITS, ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD

KEY HIGHLIGHTS

- Prime location in the heart of Liverpool's bar restaurant and leisure core.
- Extremely prominent frontage fronting Water Street and Covent Garden in very close proximity to Castle Street and situated amongst a wide range of vibrant and exciting national retailers, bars, restaurants and leisure operators.
- The iconic and unique five storey building with large basement offers significant and exciting potential for a range of ingoing Tenants.
- Total accommodation extends to **8,385 sq ft**: Unit 6: 4,115 sq ft and Unit 7: 4,270 sq ft (NB potential to combine Units 6 and 7).
- The subject units would suit a range of retail, bar, restaurant, leisure and gym uses.



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SELECTION OF PICTURES



Front Elevation & Basement Units Entrance Route



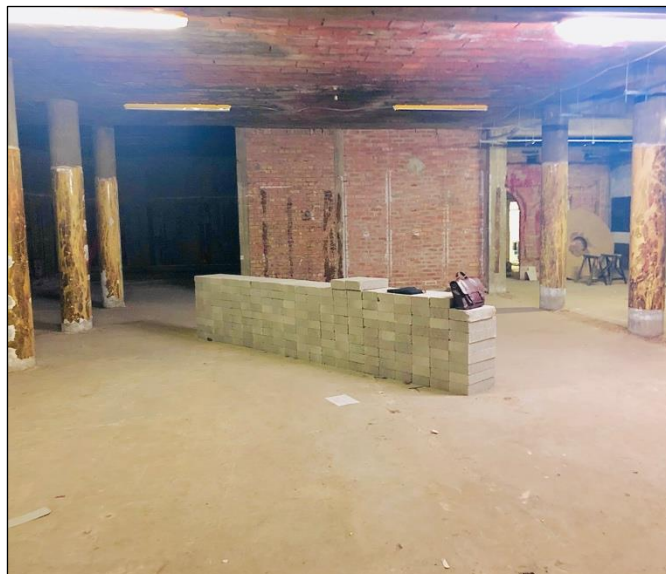
Oriel Close



Oriel Close Commercial Units



Basement - Unit 6



Basement - Unit 6



Basement - Unit 7

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LOCATION & SITUATION

- The property occupies a prime and prominent position fronting Water Street and Covent Garden in Liverpool City Centre, just off Castle Street. The property is located in the heart of Liverpool city centre's commercial office and leisure core. Set amongst some of the city's most architectural buildings, Oriel Chambers is a stone's throw from the world famous waterfront, less than a 5 minute walk to Liverpool One the city's retail core 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. Immediate surrounding occupiers include Mowgli, Hooters, Gaucho, Hawksmoor and Riva Blu. Nearby occupiers include Rudy's, King Street Town House, Alchemist, San Carlo, Liverpool Gin and Bacarro.

DESCRIPTION

- The Property comprises an end terraced period Grade II listed five storey building with basement of period stone construction with stone mullions and cast-iron oriel windows under a pitched slate roof.

ACCOMMODATION

- The available spaces comprise 2 x basement units.
- The basement units are accessed from a large lobby entrance from Water Street via the eclectic courtyard of Oriel Close and a further link through from Covent Garden. The courtyard provides external seating and entrances to Corked Wine Bar, Oriel Close Barbershop & Bar and Flour Will Fly. The basement units also benefit from internal access via the building core for fire access or staff routes.
- The basement units could incorporate a range of uses including; bar, leisure, competitive socialising, escape room or gym / bespoke health and fitness and quasi retail uses. In addition Units 6 & 7 could be combined. Unit 6 offers extensive head heights in excess of 3.5 metres thus suiting gym type uses.

LEASE DETAILS

- The units are available on new internal repairing and insuring leases, subject to rent reviews every 5 years for a term of years to be agreed.
- Quoting Rents: **Unit 6: £35,000 pa** **Unit 7: £35,000 pa**

Floor Area (GIA Basis)

| Unit | Floor | SQ M | SQ FT |
|--------------|----------------|---------------|--------------|
| Unit 6 | Front Basement | 382.29 | 4,115 |
| Unit 7 | Rear Basement | 396.69 | 4,270 |
| Total | | 858.12 | 9,237 |



Picture: Commercial Units at Oriel Close

EPC

An updated EPC is currently being undertaken for the three units .

SERVICES

We understand the units benefit from the following services; Mains drainage, gas, water and 3 phase electricity.

RATEABLE VALUE

Unit 6 & Unit 7 have yet to be assessed (new space created within the building). For the avoidance of doubt, business rates are the responsibility of any ingoing Tenant.

PREMISES LICENSE

Obtaining a suitable premises license, (if required) will be the responsibility of the ingoing Tenants.

PLANNING

We understand the property is Grade II listed and is located within a Conservation Area.

The basement areas have historically been used as storage but fall under Class E Use class and therefore would permit retail, restaurant, leisure and gym type uses. The Landlord will work alongside an ingoing Tenant to obtain the required planning permissions (if required).

TERMS

The units are available by way of new internal repairing and insuring leases. The Landlord will provide relevant lease incentives to assist ingoing Tenants with their fitouts.

VAT / SERVICE CHARGE / INSURANCE

Figures stated are exclusive of VAT. The building has been elected for VAT and therefore VAT will be chargeable on rent. In addition, a proportionate service charge and a share of the building's insurance will be chargeable by the Landlord.

VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents.

LEGAL COSTS

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

DISCLAIMER

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CONTACT

Nick Huddleston MRICS

T: 0161 327 3685

M: 07791 251745

nick@lblrealestate.co.uk