

TO LET

**OUTSTANDING CITY CENTRE RETAIL/LEISURE
OPPORTUNITY**

**GRAHAM
SIBBALD**



**Unit 2 The Prestige,
David Lewis Street,
Liverpool
L1 4TW**

- 177.38 sqm (1,909sqft) at ground floor only.
- Prominent corner location fronting Gradwell Street with a return frontage onto David Lewis Street.
- Located in the heart of Liverpool's prime leisure destination, a stone's throw from Liverpool One.
- Nearby occupiers include: Pattersons, Tesco, Turtle Bay, Pins Social Club, Sister Ray's, Be at One, Duke Street Market.

LOCATION

Liverpool City Centre is a vibrant retail and leisure destination home to the extremely popular Liverpool One shopping area and the world famous Liverpool Waterfront. The city centre is well accessed by public transport, and is approximately a 25 minute drive from Liverpool John Lennon Airport.

The Ropewalks district is one of the city's most fashionable leisure destinations. This location is home to numerous exciting restaurants, bars and retail offerings creating an exciting leisure environment for operators seeking representation within the area.

SITUATION

The property is situated in a prominent corner location at the intersection of Gradwell Street and David Lewis Street within Liverpool's popular Ropewalks District.

The immediate vicinity is host to a variety of quality restaurants, Bars and cafes including Pattersons, Tesco, Turtle Bay, Pins Social Club, Sister Ray's, Be at One, Duke Street Market.

THE PRESTIGE

The Prestige is a brand new, high quality development providing a range of stylish living space with an onsite gym and rooftop terrace. To compliment the residential element, the development provides modern, high quality ground floor commercial space, suitable for a range of retail and leisure occupiers seeking space within the city centre.

ACCOMMODATION

The premises are arranged over ground floor comprising the following approximate areas:

Floor	SQ M	SQ FT
Ground Floor:	177.38	1,909

LEASE

The premises are available by way of new full repairing and insuring lease for a term of years to be agreed.





QUOTING RENT

Upon Application.

PLANNING

The premises benefit from planning permission for class E uses.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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Director

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MATT ROBERTS
Chartered Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.