

TO LET
OUTSTANDING RETAIL/LEISURE OPPORTUNITY



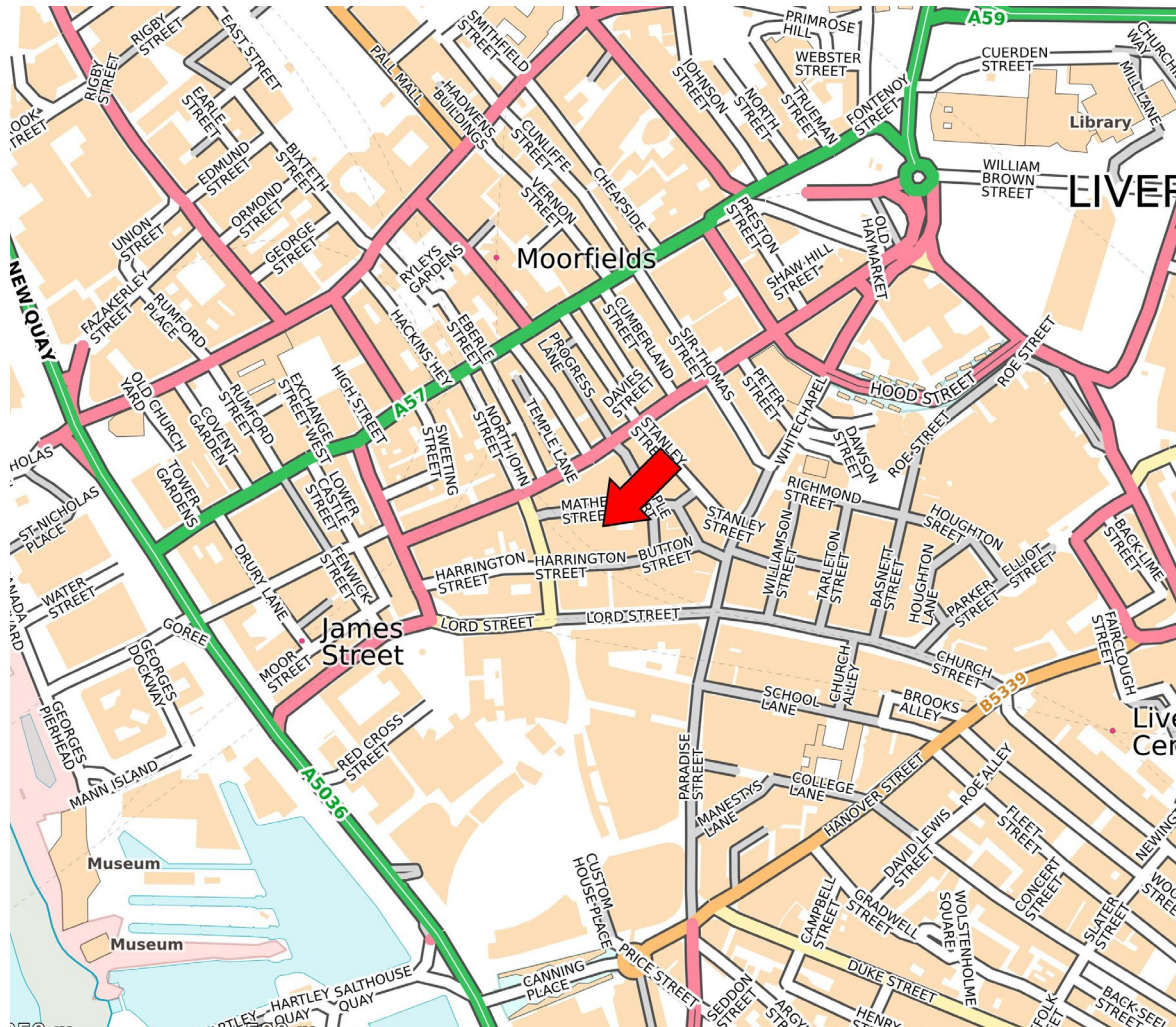
**Cavern Walks Shopping Centre,
Matthew St, Liverpool L2 6RE**

- Space arranged over ground and upper ground floor levels.
- World renowned location on Matthew Street.
- The Royal Albert Dock and Liverpool One are within walking distance.
- Nearby occupiers include: Be At One, Turtle Bay, Piccolino, Restaurant Bar & Grill, San Carlo and The Ivy.

LOCATION

World renowned Matthew Street is situated in the heart of Liverpool City Centre, sitting between the city's established office district and prime retail destination. Being the spiritual home of The Beatles, the street is a Mecca for both tourists and people looking to enjoy Liverpool's vibrant food and beverage scene.

Cavern Walks



Cavern Walks is situated in the centre of this vibrant district with an expansive return frontage directly onto Matthew Street. Not surprisingly bearing in mind the amount of both daytime and evening visitors, the area is home to numerous popular bars and restaurants such as Be At One, Turtle Bay, Piccolino, San Carlo and The Ivy.

ACCOMMODATION

There is the opportunity to provide c7,500sqft accessed directly from Matthew Street. Plans provided upon request but at this stage what can be provided remains flexible.





LEASE

The premises are available to lease on terms of years to be agreed.

QUOTING RENT

Upon Application.

BUSINESS RATES

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

SERVICE CHARGE

A service charge will be payable. Further details upon request.

EPC

Energy Performance Certificate Rating available upon request.

VAT AND COSTS

All rents, premiums etc are quoted exclusive of VAT at the prevailing rate.

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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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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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026

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