

# TO LET

## Restaurant / Drinking Establishment

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£40,000 per annum



## 16 Cook Street, Liverpool, L2 9RF

### LOCATION AND DESCRIPTION

Historic listed building adjacent to Piccolino, providing an exciting opportunity for a restaurant and or small plates specialist bar, serving both the commercial, leisure and retail core of Liverpool City Centre.

Set amongst an eclectic mix of bars and restaurants including Bacaro, Liverpool Gin, Castle Street Town House, Riva Blu, Six by Nico, Rudys and Piccolino set the scene.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Lower Ground Floor	73 sq.m.	785 sq.ft.
Basement	74 sq.m.	793 sq.ft.
Other	21 sq.m.	227 sq.ft.
<b>Total</b>	<b>168 sq.m.</b>	<b>1,805 sq.ft.</b>

### LEASE

A new lease for a period of 15 years drafted on internal repairing and fully recoverable terms subject to service charge details upon request.

### PLANNING

Existing retail consent with planning approval for Restaurant / Drinking Establishment. Application No. 17L/1246.

### RENT

£40,000 per annum exclusive

### EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

### BUSINESS RATES

We are advised that the property has been assessed for business rates as follows:-

Rateable Value £21,500. Interested parties should make their own enquiries with Liverpool City Council.

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

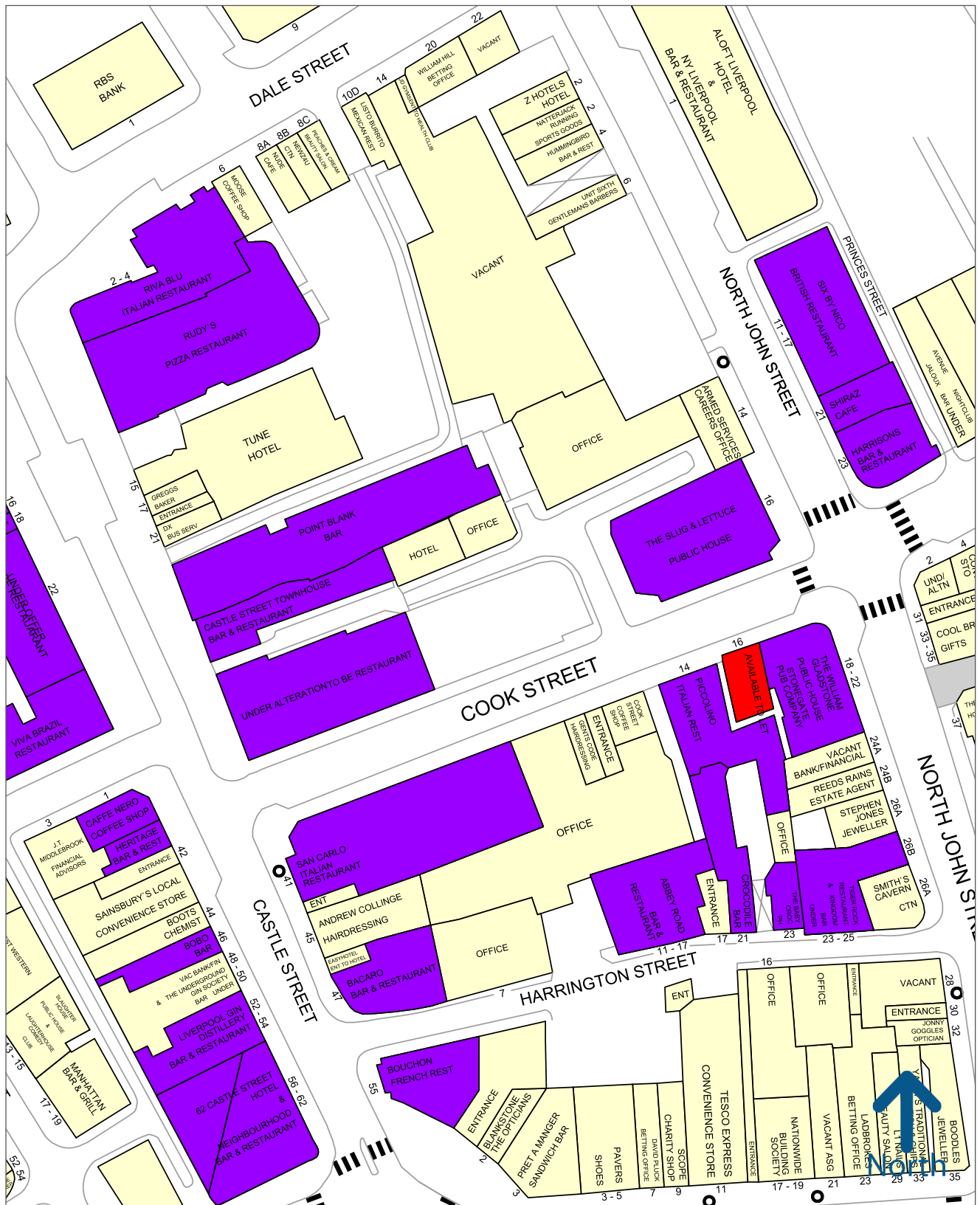
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Subject to Contract

Details Prepared November 2022

# 16 Cook Street, Liverpool, L2 9RF



Experian Goad Plan Created: 01/11/2022  
Created By: Hitchcock Wright and Partners

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