

TO LET
Highly Attractive
First Floor
Accommodation

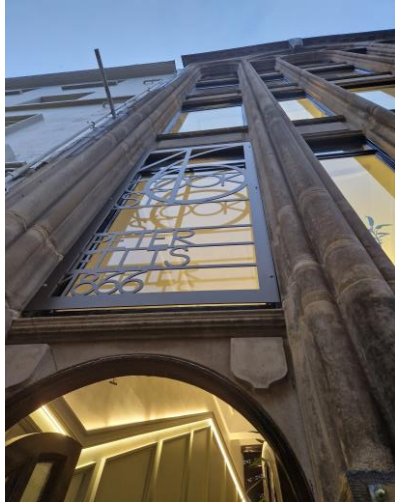
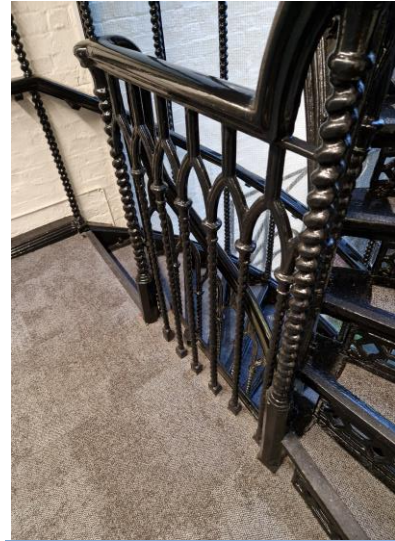
770 sq.ft. (71.56 sq.m.)

**16 COOK STREET,
LIVERPOOL,
L2 9RF**



16 Cook Street is a beautiful and iconic building situated within The Commercial Quarter and Castle Street Conservation Area in the heart of Liverpool's business District. Constructed during the 18xx's the Grade II listed property has recently undergone a comprehensive refurbishment of the upper floors offering contemporary grade a office accommodation at the top of Cook Street.

Liverpool Town Hall sits majestically at the northern end of Castle Street. To the southern end you will find the Queen Elizabeth II Law Courts and the Memorial to Queen Victoria. Rich in history, the Castle Street conservation area is home to some of the most architecturally impressive buildings in the city of which 16 Cook Street is one of the finest examples.



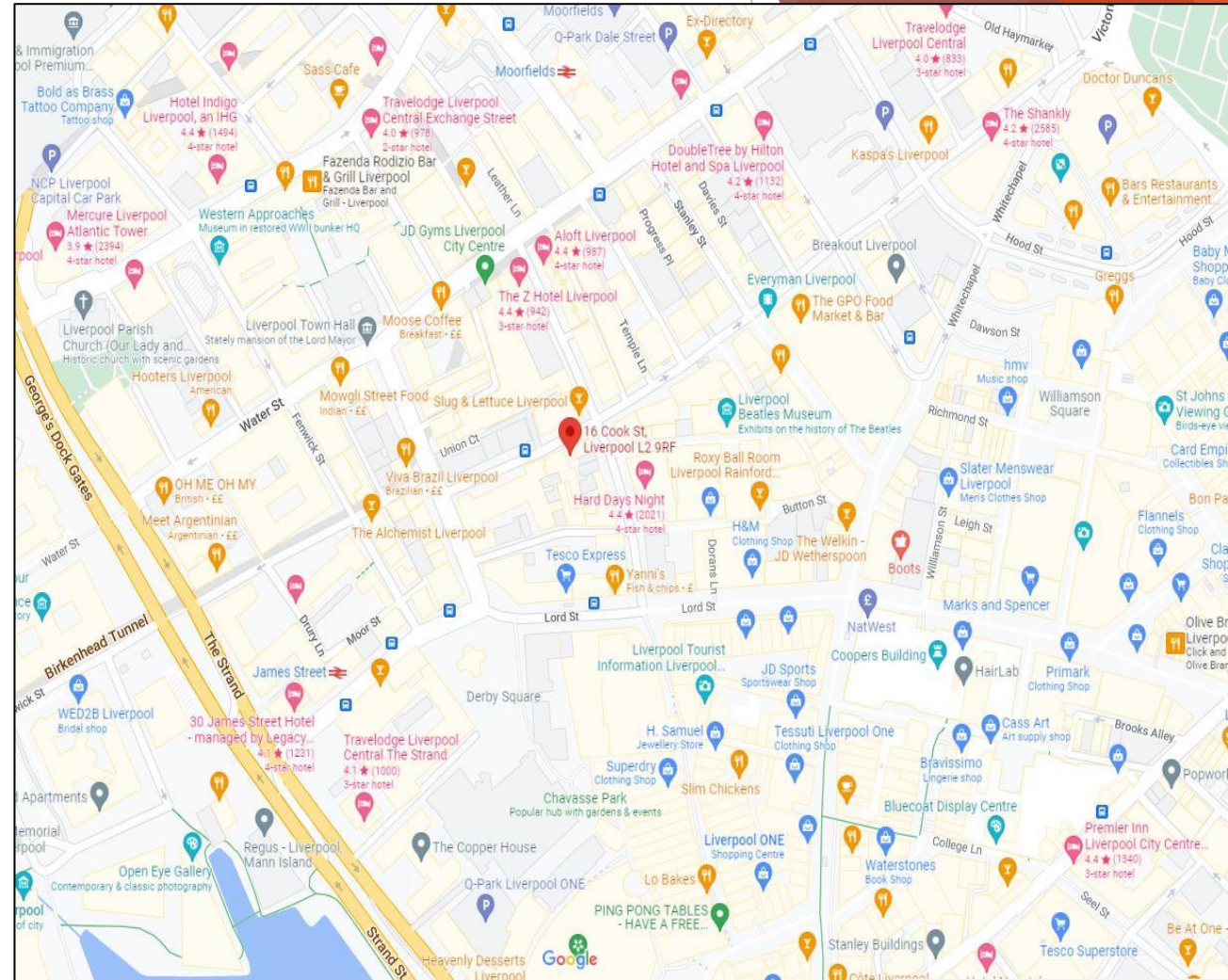
LOCATION

16 Cook Street is situated in a prominent location in Liverpool City Centre, ideally positioned within the city's prime financial and business district. Surrounded by world class amenities the property is within walking distance of the UNESCO World Heritage Site including the famous Royal Liver Building and Cunard Building, the Commercial District of Old Hall Street and Exchange Flags and the historic Mathew Street. At the heart of Liverpool's vibrant waterfront and just a 10 minute walk away is the Royal Albert Dock, a blend of old and new offering everything from culture to cuisine.

Just 150m away lies Liverpool One with over 170 bars, shops and restaurants over 5 districts, there is something for everyone. Right on the doorstep of number 25 is a plethora of bars, restaurants, hotels and cultural venues including the award winning San Carlo restaurant located on the ground floor.

Following Significant public realm investment, Castle Street / Cook Street has witnessed a fundamental shift in recent years towards an exciting food and beverage offering, reflective of a European café culture.

Alongside wonderful restaurants such as Bacaro and Riva Blu Restaurant, Castle Street is home to Liverpool Gin Distillery which offers visitors the chance to see its distillers in action, producing its very own Liverpool Gin on-site in a custom built 600ltr copper still.



ACCOMMODATION / SPECIFICATION

The accommodation offers:-

- Open-plan office space
- Ornate vaulted ceilings
- High quality carpets
- Pendant Uplight and Downlight fittings
- Perimeter trunking
- Kitchen and breakout facilities
- High speed internet connection available



FLOOR AREA

770 sq.ft. (71.56 sq.m.)

LEASE TERMS

Subject to negotiation for a term of years to be agreed. Further details on request.

RENTAL

£13,000 per annum

SERVICE CHARGE

A service charge will be levied to cover the costs of landlords services. Further details upon request.

EPC

Available upon request.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

brianricketts@hwandp.co.uk

0151 227 3400

www.hitchcockwright.co.uk

Details prepared December 2022