

TO LET

FITTED BAR / LEISURE SPACE

1,713 SQ.FT. (159.20 SQ. M.)



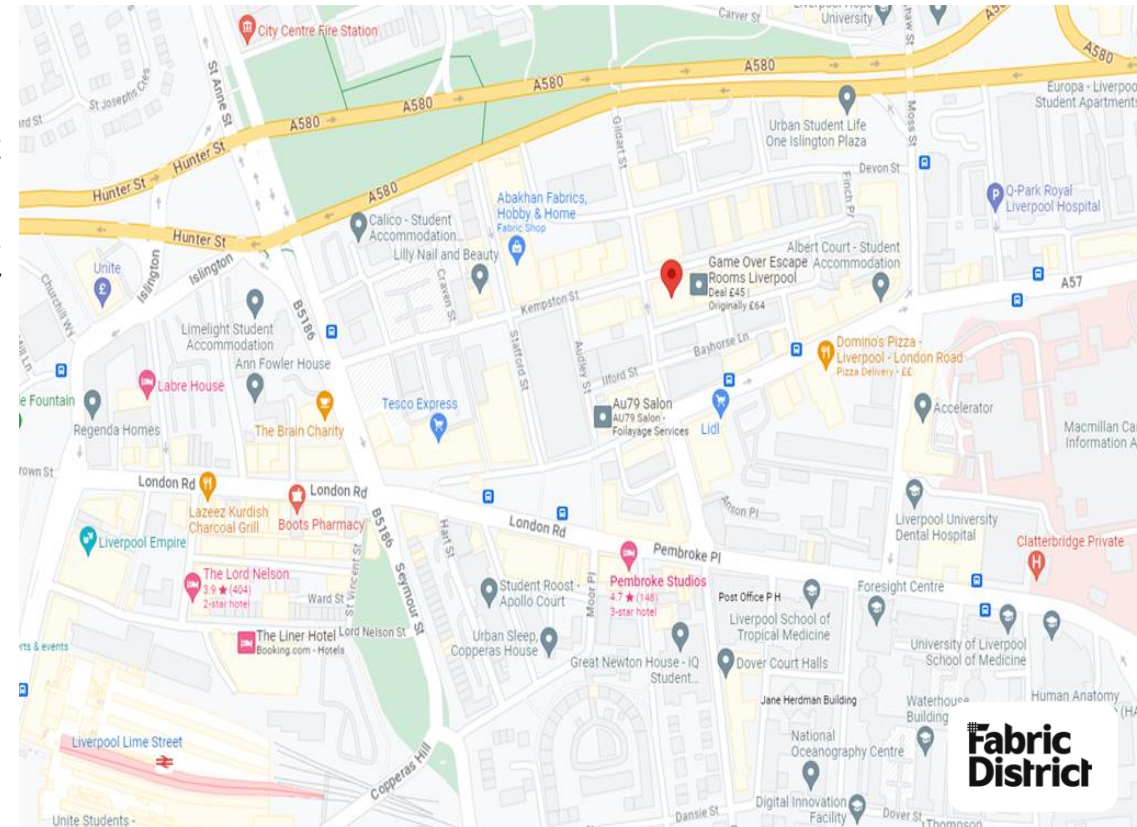
12 – 14 GILDART STREET, LIVERPOOL L3 8ET



SITUATION AND LOCATION

Gildart Street lies in close proximity to Islington which is one of the principal arterial vehicular routes through Liverpool. 500m to the west is Lime Street Station which is the primary rail hub on the Merseyrail underground loop and national rail network beyond. The building therefore benefits from excellent transport links in and out of the city. In addition, St George's Hall, the Walker Art Gallery, the Central Library are all within walking distance, along with the many food retail and discount shopping facilities along London Road.

The subject property occupies a prominent position bordered by Gildart, Kempston and Constance Street. The building has an expansive frontage which is visible from surrounding roads and can be accessed by two entrances; Gildart St and the other fronting Constance, providing full disability access. The building is of traditional red-brick construction comprised over ground and first floors with a flat roof. The property benefits from electric roller shutters covering external doorways and has on street parking available by pay and display.



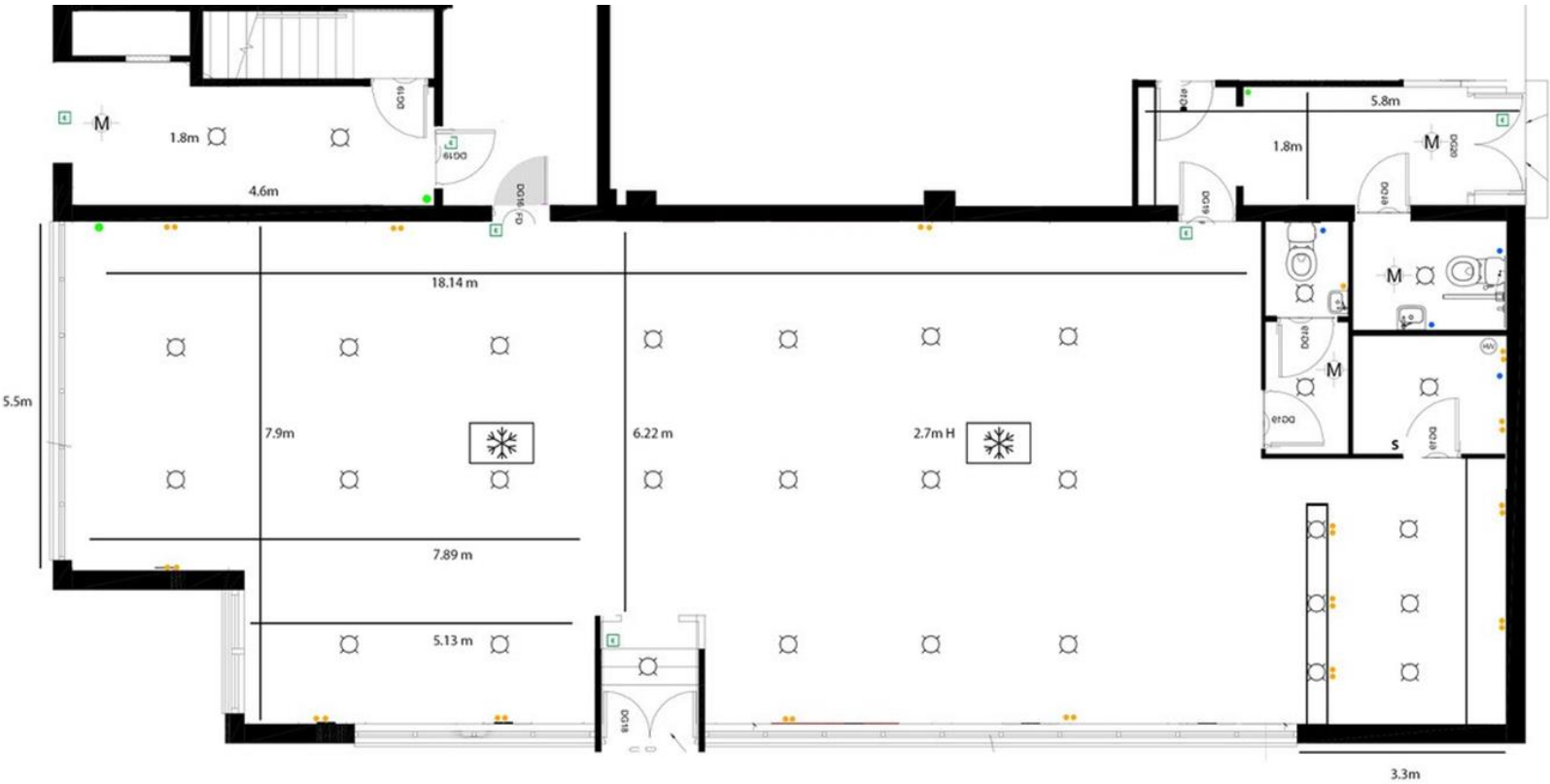
ACCOMMODATION

The ground floor accommodation comprises a rectangular formation that has been attractively refurbished to a high standard. The unit features an open plan space with polished concrete floor, spotlight lights, plastered and painted walls which is suitable for a variety of uses.

- Total Ground Floor Area – 1,713 sq. ft. (159.92 m²)
- Fitted Bar
- Two Entrances
- DDA Access & W/C facilities
- External Roller Shutters
- Newly refurbished



GROUND FLOOR PLAN



Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LEASE

The accommodation is available on flexible terms by way of a new lease for a term of months or years to be agreed subject to further negotiation.

RENT

£17,500 per annum exclusive.

RATES

Rateable Value - TBC

SERVICES

A service charge will be levied by the landlord to cover the usual costs associated with the upkeep of the building including interalia, cleaning and lighting of common parts, heating, electrical consumption, external maintenance and building insurance etc.

VAT

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

EPC

Certificate Number: 0099-9232-7630-1500-1113

Energy Performance Asset Rating: C

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwandp.co.uk

alanafinn@hwandp.co.uk

SUBJECT TO CONTRACT

DETAILS PREPARED: NOVEMBER 2023



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