

TO LET

Extensively Refurbished to a
High Quality
Unique Freehold Opportunity
Fully licenced with full
planning permission for
Restaurant Use (Use Class
E(b))
Within the heart of the Baltic
Triangle / Cains Brewery
Village area of Liverpool



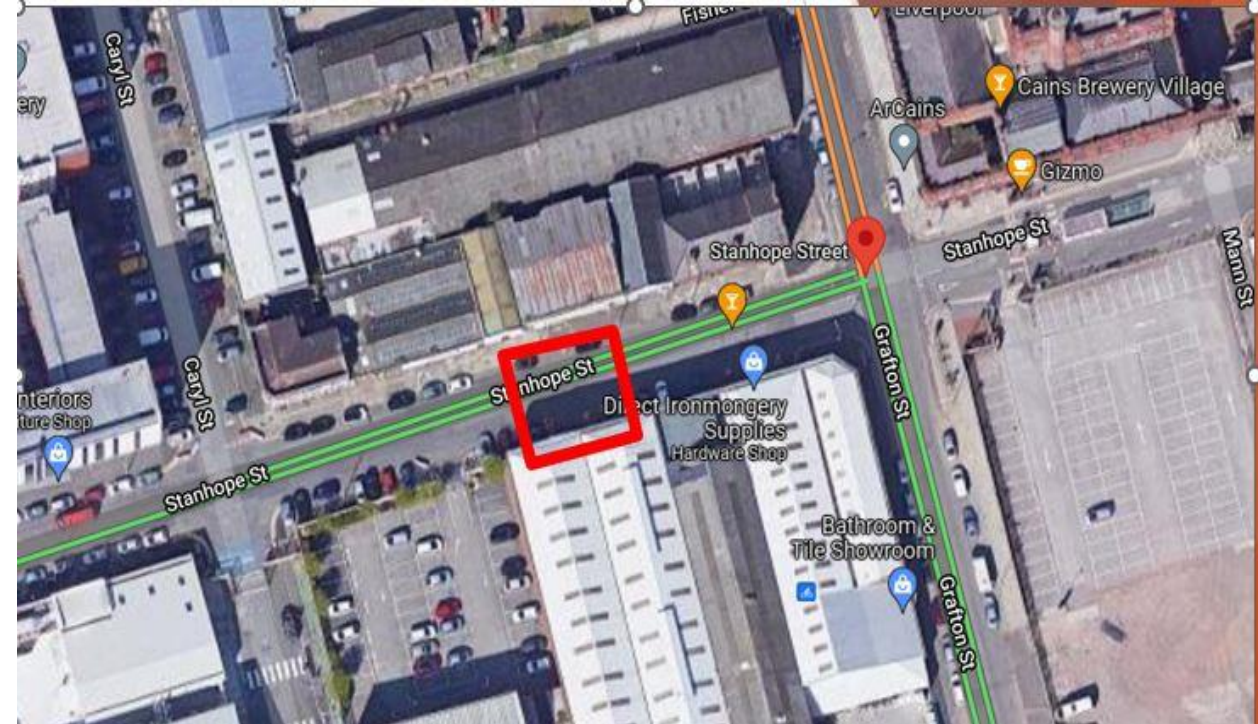
**41 STANHOPE
STREET, LIVERPOOL,
L8 5RE**

LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at today's date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation. Box park have also recently taken a substantial warehouse building that will be Liverpool's major cultural and creative hub. A fully integrated all day dining and events space. It will feature 8 independent traders from the city and include an external feature terrace for alfresco dining.

There are also a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.





DESCRIPTION

The property comprises a traditional 2 storey brick construction former warehouse facility set beneath a pitched trussed roof structure. The building has rendered brick elevations, a profile clad roof and a roller shutter loading door directly onto the Stanhope Street thoroughfare.

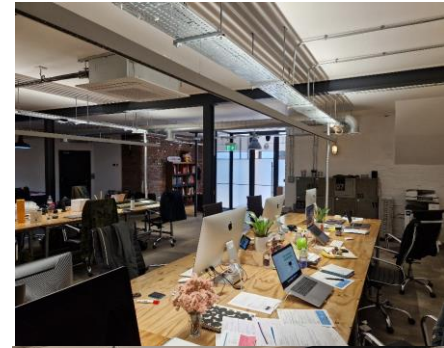
FEATURES AND SPECIFICATION

- Fully licenced (9.00am until midnight)
- State of the art heating / cooling system
- Glass passenger / disabled lift
- Fully integrated events / bar facility at first floor level
- Feature events space at first floor level
- High quality office fit out at ground floor

FLOOR AREA

The property comprises the following floor area on a net internal basis:-

Ground floor:	1,831 sq.ft.	(170.1 sq.m)
First floor:	<u>1,977 sq.ft.</u>	<u>(183.6 sq.m)</u>
Total NIA:	3,808 sq.ft.	(353.7 sq.m)



LEASE TERM

A new lease is available for a term to be agreed on FR&I terms.

RENT

Upon application.

PLANNING

The property has full planning permission (granted 30th December 2021) for restaurant use (Use Class E(b)) & complimentary retail space (Use Class E(a)) - Application No: 21F/1548.

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 conveyance and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



CONTACT/VIEWING

For any further information please contact the sole agents
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Details Updated 9/8/2024