

LIVERPOOL  
11-17 North John Street

JACKSON  
CRISS

**Which?**

LIVERPOOL  
NAMED UK'S  
BEST LARGE  
CITY BREAK  
2024

Prime Restaurant / Bar To Let



## LOCATION & DESCRIPTION

The subject property occupies a strong trading location within the established Castle Street / Mathew Street F&B circuit with a significant frontage to North John Street.

The unit is adjacent to Aloft Liverpool Hotel, and opposite the Z Hotel and close to the Cavern Club, Beatles Museum and Hard Day's Night Hotel.

Nearby restaurants include Tiger Rock, San Carlo, Rudy's Pizza, Slug & Lettuce, Piccolino, Riva Blu and Turtle Bay.

## TERM

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## FLOOR AREAS

Ground Floor:

Basement:                    3,675 sq ft 341.42 sq m  
   711 sq ft        66.05 sq m

There is potential to increase the basement to circa 3,000 sq ft (278.71 sq m).



## RENTAL

£100,000per annum exclusive.

## RATEABLE VALUE

£72,000 (2026 assessment)

## EPC

The property has an EPC rating of 62 C.

## SERVICE CHARGE

Estimated service charge 2026 £3,250 pa plus VAT.

## SUBJECT TO CONTRACT

## VIEWING

For an appointment to view, please contact:

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Jacob Matthews

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or joint agents -

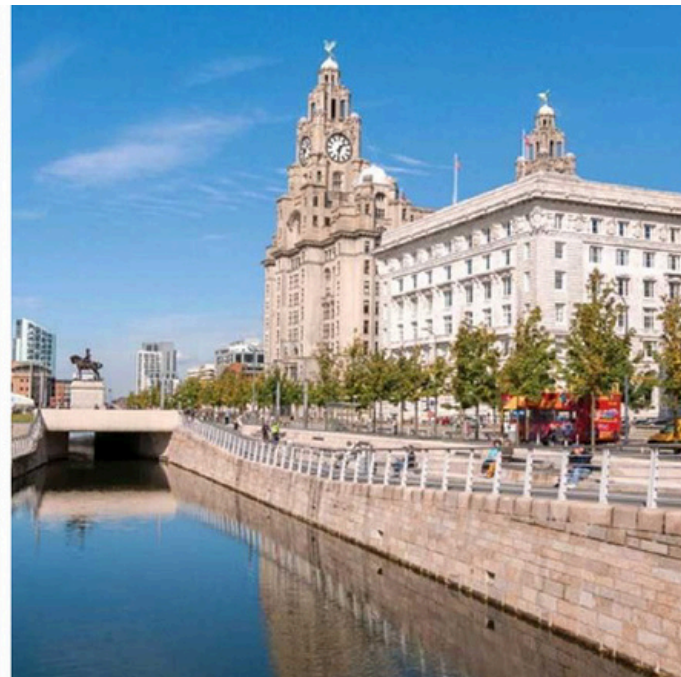
Mason & Partners

Laurence Bowen

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# Liverpool goes from strength to strength > > > >

... the riverside Liverpool Waters regeneration, the funky Fabric District, Paddington Village “Knowledge Quarter”, Pall Mall office district and the mega new film studios in the Littlewoods building.



Littlewoods Film Studios  
750,000 sq ft scheme



Knowledge Quarter: Liverpool's  
£2 Billion Regeneration Zone



Islington prepares to be reborn  
as the "Fabric District"

**FABRIC DISTRICT**

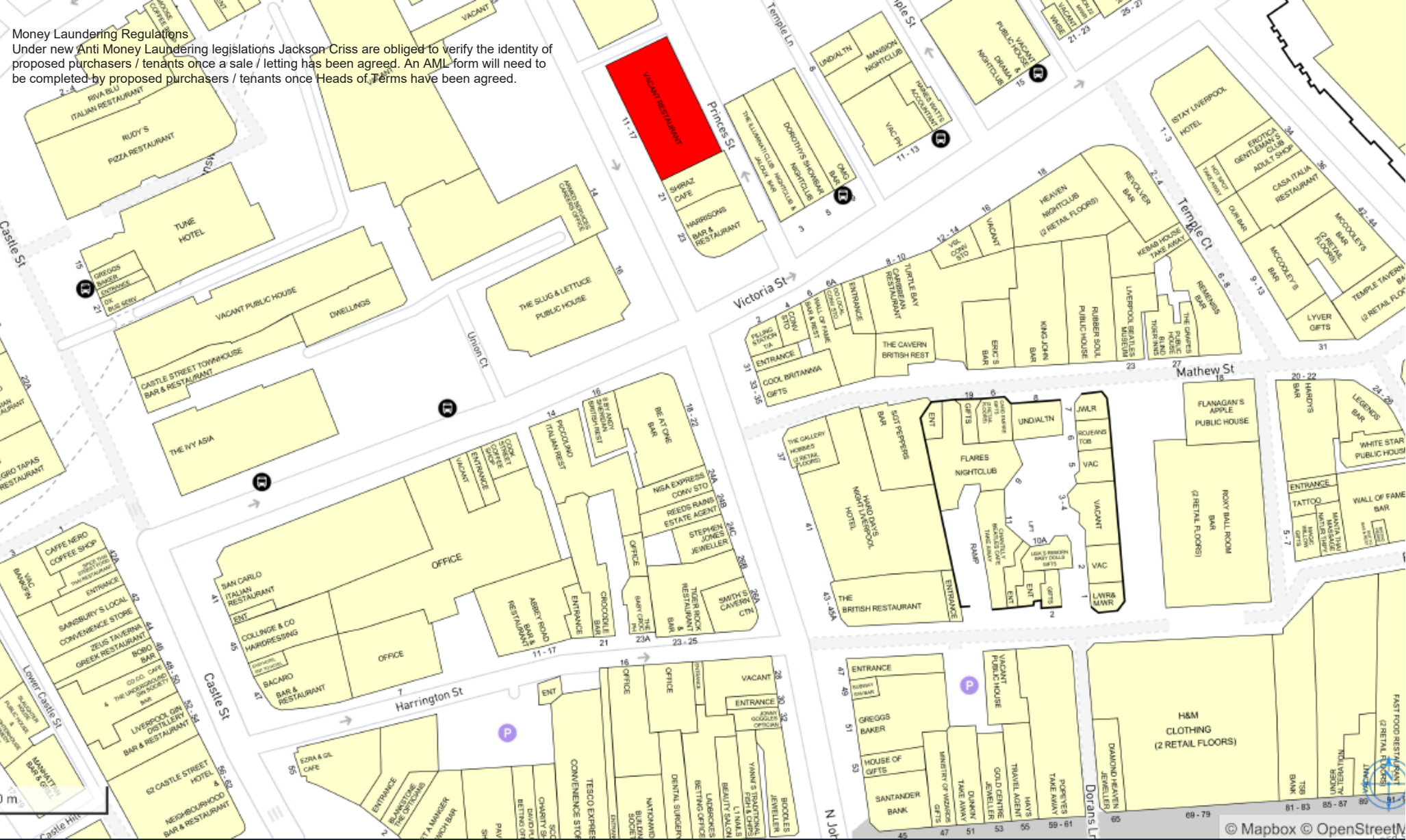
**Fabric District**



Pall Mall -  
office district redevelopment

### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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