LIVERPOOL 11-17 North John Street





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:	3,675 sq ft	341.42 sq m
Basement:	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

£100,000 per annum exclusive.

RATEABLE VALUE

£55,000 (2023 assessment)

EPC

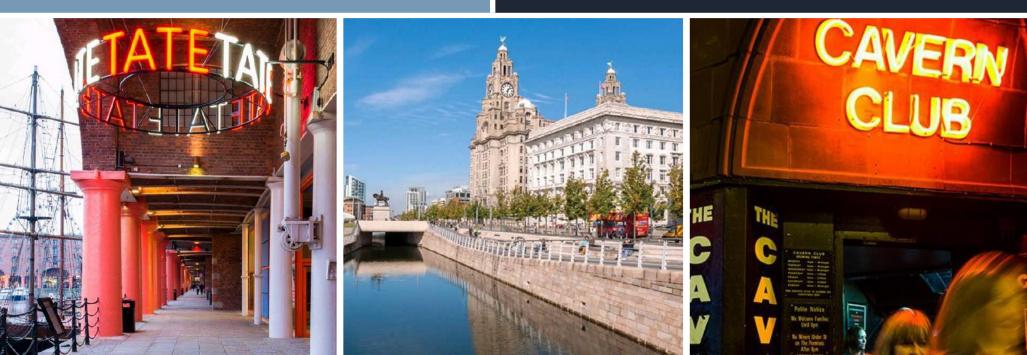
Available upon request.

SUBJECT TO CONTRACT

VIEWING

For an appointment to view, please contact:

Andrew Criss andrewc@jacksoncriss.co.uk 07831 213 396 Jacob Matthews jacobm@jacksoncriss.co.uk 07817 722 323 or joint agents - Etch Group Ben Martin ben@etchgroup.com 07769 170 643



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.





Islington prepares to be reborn as the "Fabric District"





Pall Mall office district redvelopment

Littlewoods Film Studios 750,000 sq ft scheme



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or otherwise.

JACKSON CRISS