

25 CASTLE STREET, LIVERPOOL

TO LET / CLASS E

RAISED GROUND FLOOR RETAIL / CAFE



DEMISE

Ground Floor 1,950 sq ft (181.16 sq m)

The unit lends itself to a cafe use

* Possibility of pavement seating license available subject to local authority consent

LOCATION

Located on the prime semi-pedestrianised leisure pitch within the city centre.

Nearby occupiers include **San Carlo, Rudy's, Gino D'Acampo, Castle Townhouse and Viva Brazil.**

RENTAL

Upon application

RATEABLE VALUE

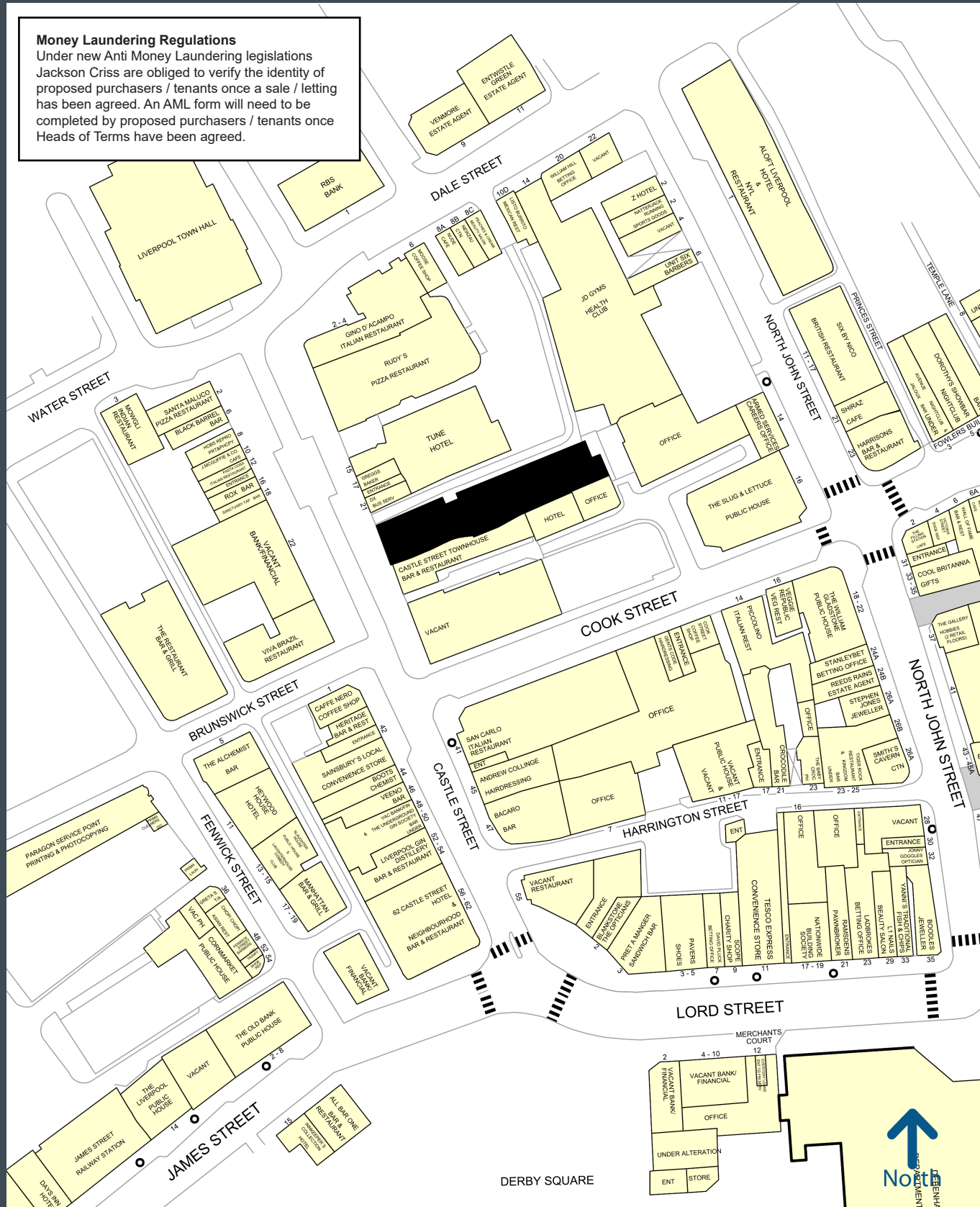
£17,933.

We understand the assessment refers to the previous use as offices, so potential tenants should make their own enquiries directly.

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 or on 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 other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.



VIEWING

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**jackson
criss**