



open
for trade
here

LIVERPOOL

L2 2AG

8-10 Eberle Street

TO LET

**Prime City Centre
Gym / Leisure / Bar / Nightclub
Premises**

**jackson
criss**

LOCATION

The property is located a busy tourist location close to Castle Street and North John Street, Moorfields Station is on the adjacent street. Liverpool One is within a 5 minute walk.

Occupiers in the immediate area include the NEW Tempest on Tithebarn, Gino D'Acampo, San Carlo, Rudy's Pizza, Mowgli and both the Castle Street Dining Quarter and the Cavern Quarter.

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

Lower Ground::	9,000 sq ft	836.13 sq m
Upper Ground:	9,000 sq ft	836.13 sq m
First Floor:	3,000 sq ft	278.71 sq m

USE

Class E

RENT

Upon application.

RATEABLE VALUE

£73,000.

EPC

Available upon request.

TIMING

Available immediately.

VIEWING

For further information, please contact:

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020 7637 7100



meet the neighbours....

SIX by NICO
LIVERPOOL

There's so much happening in Liverpool ...

... 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

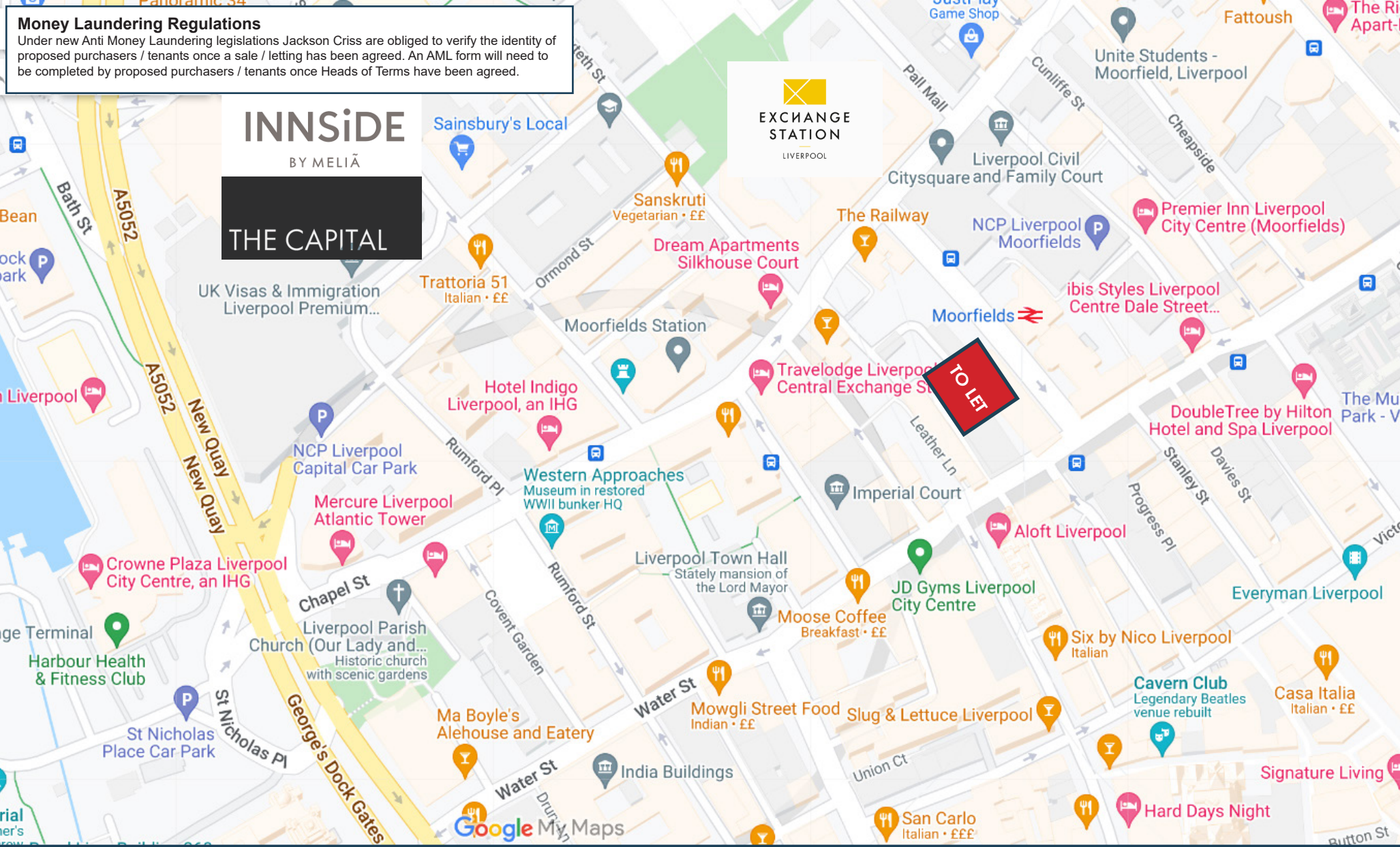
**fabric
District**



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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