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BEETHAM PLAZA

- LIVERPOOL CITY CENTRE -



TO LET - Exceptional Destination Restaurant Opportunity

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THE ENVIRONMENT

Beetham Plaza is situated in the heart of Liverpool's commercial district. The building sits at the junction of The Strand and Brunswick Street and is opposite Liverpool's famous three graces and opposite the Corn Exchange and India Buildings. The main retail core of Liverpool is currently within 5-10 minutes walk of the building, whilst Grosvenor's Liverpool One scheme will bring it even closer.

Brunswick Street and the surrounding area is emerging as a hub for high quality restaurants and bars. Below is a list of the main operators in the area:-

- > **Meat Restaurant** - Argentinian Steak House
- > **Etsu Restaurant** - Authentic Japanese cuisine
- > **Restaurant Bar & Grill** - High quality restaurant and bar
- > **Newz Bar** - Fashionable bar and restaurant
- > **San Carlo** - Italian Restaurant
- > **Noble House** - Restaurant and Bar
- > **Viva Brasil** - Brazilian Restaurant
- > **Merchants Restaurant & Bar** - Classic retro dishes
- > **All Bar One** - Restaurant and Bar



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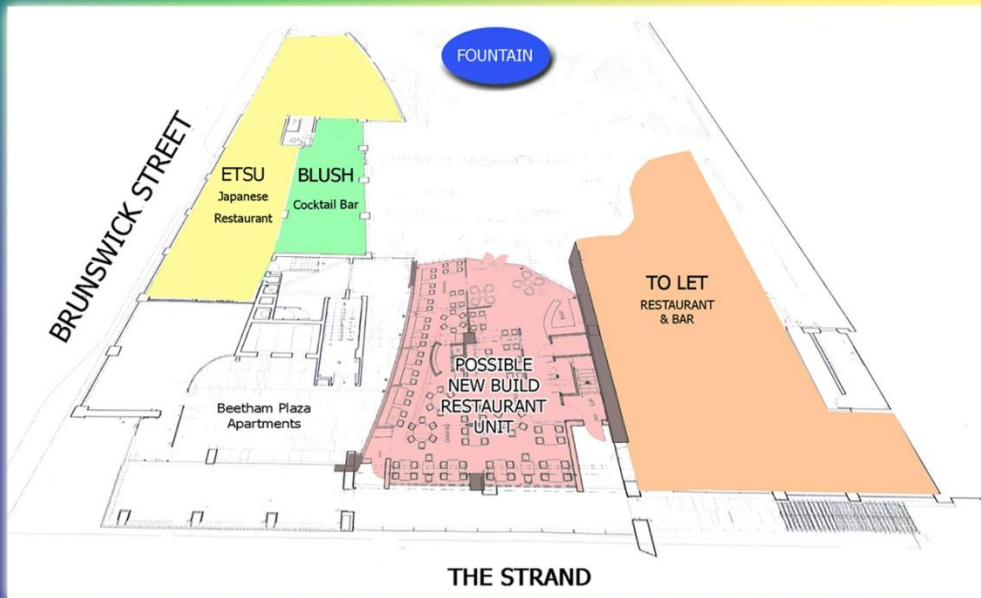
Purpose Built Destination Restaurant & Bar Opportunity

The premises are situated in the Brunswick Street Restaurant Quarter which in recent years has become the focal point of Liverpool's affluent restaurant and bar scene.

Keppie Massie are seeking a forward thinking operator to create a Premier Destination Restaurant.

The key benefits of the premises include:

- > Approx. 4,500 sq ft over Ground & Mezzanine Floors
 - > Fully glazed unit frontage onto Beetham Plaza
 - > Potential for large outdoor seating area
- > Prominent signage and frontage overlooking The Strand and Liverpool's famous waterfront buildings
- > Tenant will be able to benefit from existing fit-out although further investment will be required



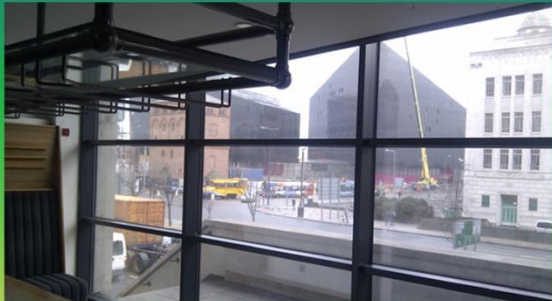
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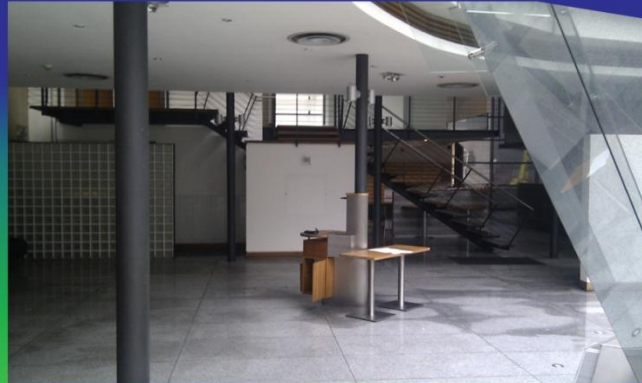
External from Beetham Plaza



View to Mann Island



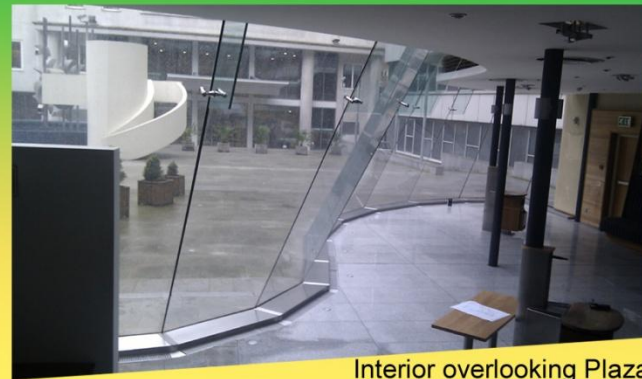
Private Dining



Restaurant Interior



Existing Bar Area with rear store



Interior overlooking Plaza

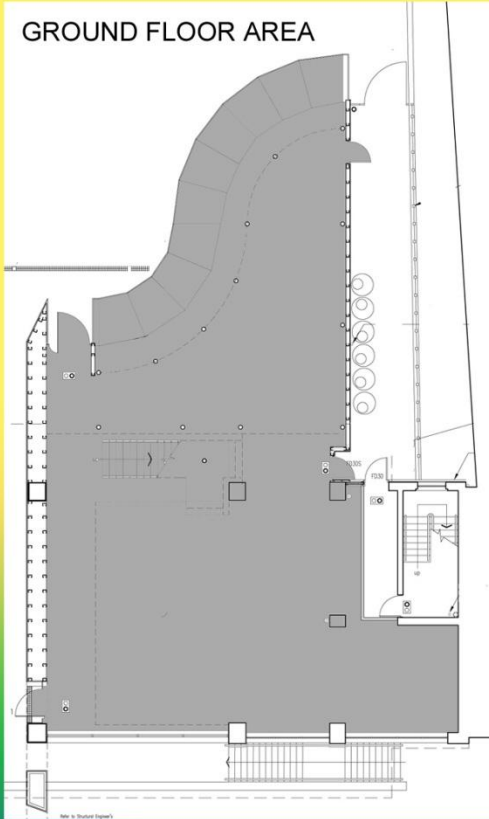
Further information and images available from Keppie Massie.

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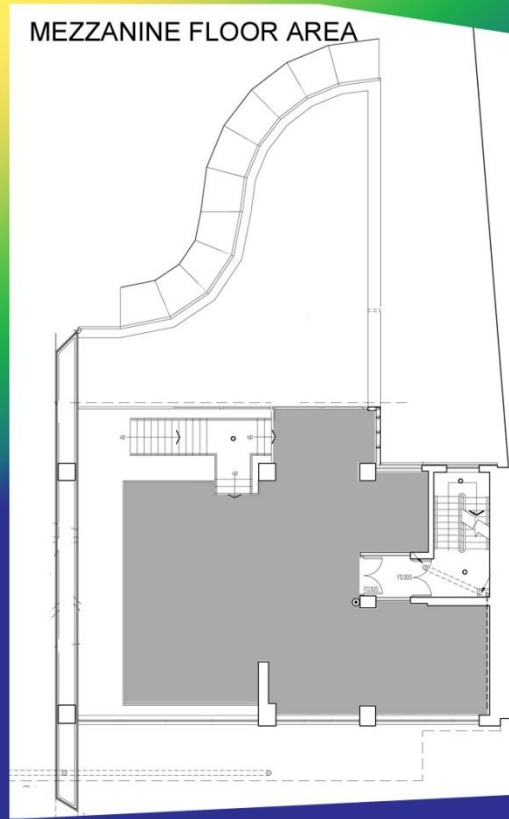
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GROUND FLOOR AREA



MEZZANINE FLOOR AREA



Ground Floor includes:

- Restaurant area
- Bar area and bar store
- Large Kitchen
- Disabled WC
- Reception and Coat Store

Mezzanine includes:

- Private dining area
- Small office
- Male and Female WCs
- Male and Female Staff changing area

Plans in CAD and PDF format are available from Keppie Massie.

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