

TO LET

TANK ROOM, CAINS BREWERY VILLAGE,
LIVERPOOL, L8 5XJ

AREA: 1,560 SQ. FT (144.93 SQ. M)

Plus Further Upper Floor Opportunities

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- ❖ Exciting retail/ leisure/alternative use opportunity
 - ❖ Exciting retail/leisure/alternative use opportunity in the heart of Cains Brewery Village.
 - ❖ Existing vendors within Cains Brewery Village include BOXPARK Liverpool, Bongo's Bingo, Baltic Market, Punch Tarmey's, ArCains, Golf Fang, Jacaranda Baltic and Brewery Tap to name a few
 - ❖ Prominent position near to BOXPARK Liverpool
 - ❖ Upcoming Liverpool Baltic Train Station adjoining Cains Brewery Village in 2027
 - ❖ Development of 3,000 homes around the estate
 - ❖ Opportunity to develop first floor (2,365 sq. ft / 220 sq.m) and roof garden (3,170 sq.ft / 295 sq. m)



LOCATION

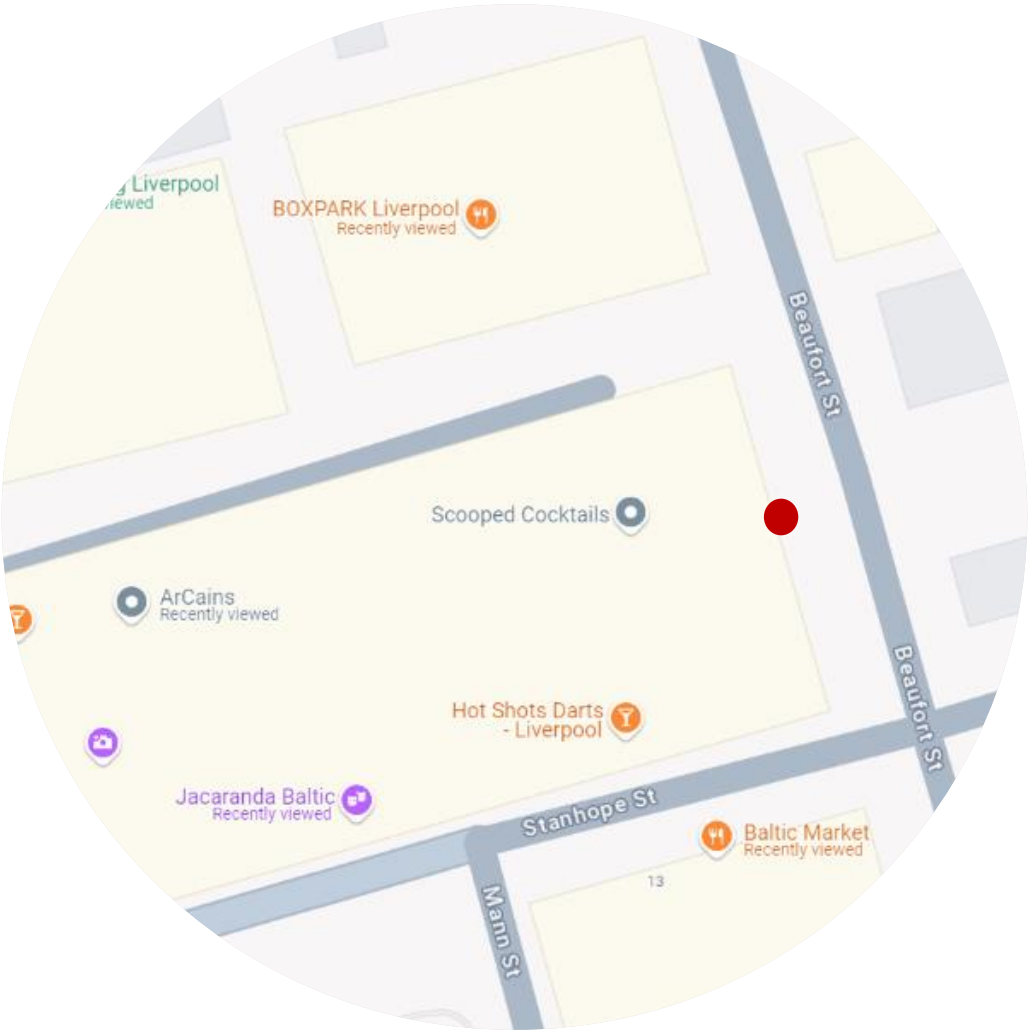
The subject property is located in the heart of Cains Brewery Village, Baltic Triangle. The property is located on Beaufort Street, near BOXPARK Liverpool’s main entrance.

Once an industrial area, Baltic Triangle is an alternative hub with indie start-ups in former warehouses to the south of Liverpool City Centre. It is home to studios, street food halls, nighttime venues and leisure activities you cannot find elsewhere in Liverpool City Centre. It’s independent cafes and bars are filled with creatives and by night, there is a great deal of activity packed with locals and visitors alike.

DESCRIPTION

A mid terrace commercial unit recently trading as a bar. Accommodation is provided over ground floor with further development potential on the floor above.

The ground floor has double height accommodation. The unit is offered in its current configuration offering maximum flexibility to a future end user. There is WC facilities to the rear.



TERMS

A new effective full repair and insuring lease is sought. The subject property has a quoting rent of £24,000 per annum.

An estate charge will be payable to contribute to the upkeep of the wider estate. Further details available on request.

ACCOMMODATION

The property comprises of the following gross internal area:

1,560 sq.ft (144.93 sq. m)

First Floor: 2,365 sq.ft (220 sq.m)

Roof Garden: 3,170 sq. ft (295 sq.m)

RATEABLE VALUE

All parties should make their own enquiries with the relevant local authority. If the tenant qualifies the property benefits from partial small business rate relief.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.



EPC

Energy Performance Certificate is under commission and will be made available as soon as possible.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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