

# TO LET

PLATFORM 89, CAINS BREWERY VILLAGE,  
LIVERPOOL, L8 5XJ

AREA: 1,625 SQ. FT (150.96 SQ. M)

Fully Fitted Bar Opportunity

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- ❖ Exciting retail/ leisure/alternative use (STP) opportunity
  - ❖ In the heart of Cains Brewery Village – opposite Baltic Food Market
  - ❖ Existing vendors within Cains Brewery Village include BOXPARK Liverpool, Bongo's Bingo, Baltic Food Market, Punch Tarmey's, ArCains, Golf Fang, Jacaranda Baltic, The Tank Room and Brewery Tap to name a few
  - ❖ Fully fitted including bars and furniture
  - ❖ Upcoming Liverpool Baltic Train Station adjoining Cains Brewery Village in 2027



LOCATION

The subject property is located in the heart of Cains Brewery Village, Baltic Triangle. The property is located on Beaufort Street opposite the Baltic Food Market.

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, night time 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.

Cains Brewery Village brings further amenity to this location with a myriad of leisure uses.

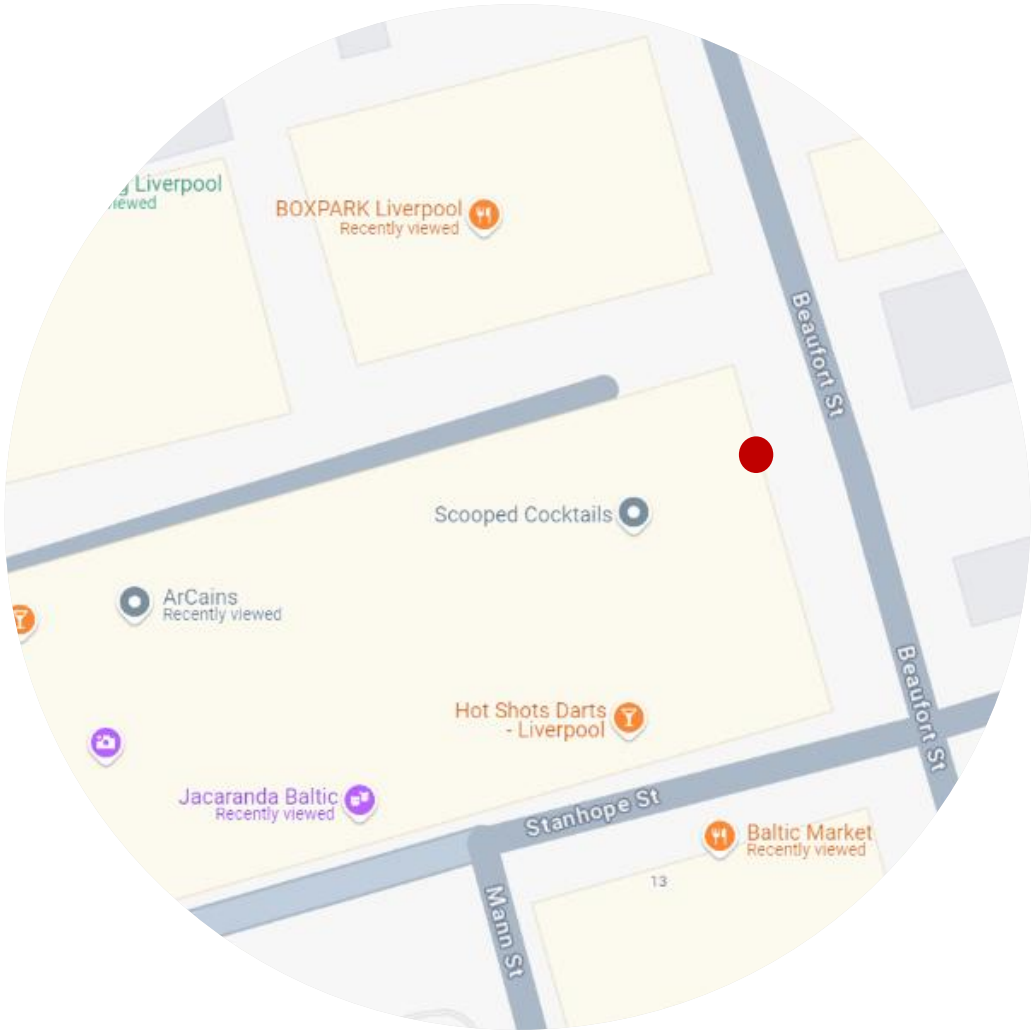
DESCRIPTION

A commercial unit recently trading as a bar and is fully fitted out with bar and fixtures. Work is required to make operational. It also benefits from a conservatory to the front.

TERMS

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

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:

Bar :	114.65 sq. m (1,234 sq.ft)
Conservatory:	19.78 sq. m (213 sq. ft)
Mezzanine:	16.53 sq. m (178 sq. ft )- restricted height
Total:	150.96 sq. m (1,625 sq. ft)

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. The landlord requires a non-refundable deposit prior to instructing their solicitors.



## 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**

**commercial@keppiemassie.com**  
**Tel: 0151 255 0755**

**timgarnett@keppiemassie.com**  
**07852 240103**



### **DISCLAIMER - Keppie Massie (KM) give notice that:**

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

#### **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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