

TO LET

EXCITING OPPORTUNITY – UNIT AT CAINS
BREWERY VILLAGE, LIVERPOOL, L8 5XJ

AREA: 8,832 SQ. FT

Large Bar Opportunity

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- ❖ 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 Food Market, Punch Tarmey's, ArCains, Golf Fang, Jacaranda Baltic, The Tank Room and Brewery Tap to name a few
 - ❖ Prominent position near to BOXPARK Liverpool
 - ❖ Upcoming Liverpool Baltic Train Station adjoining Cains Brewery Village in 2027
 - ❖ Substantial Premises



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, 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.

DESCRIPTION

A commercial unit formerly trading as Peaky Blinders bar. Accommodation is provided over two floors offering a fully functioning bar on both floors.

The unit is subject to upgrade including roof repairs. Incentives and/or landlord works available.

TERMS

A new effective full repair and insuring lease is sought. Rent on application.

An estate charge is 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:

Ground Floor: 410.26 sq.m (4,416 sq.ft)

First Floor: 410.26 sq.m (4,416 sq.ft)

Total: 820.52 sq. m (8,832 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.

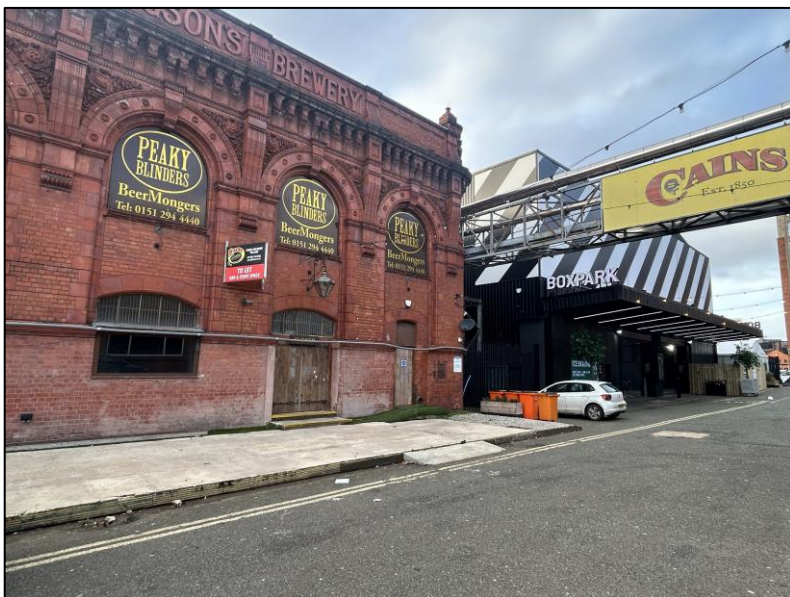
EPC

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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