

# TO LET: RETAIL / BAR / RESTAURANT / LEISURE OPPORTUNITES

LBL Real Estate

licensed | beds | leisure

VARIOUS COMMERCIAL UNITS AT ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD

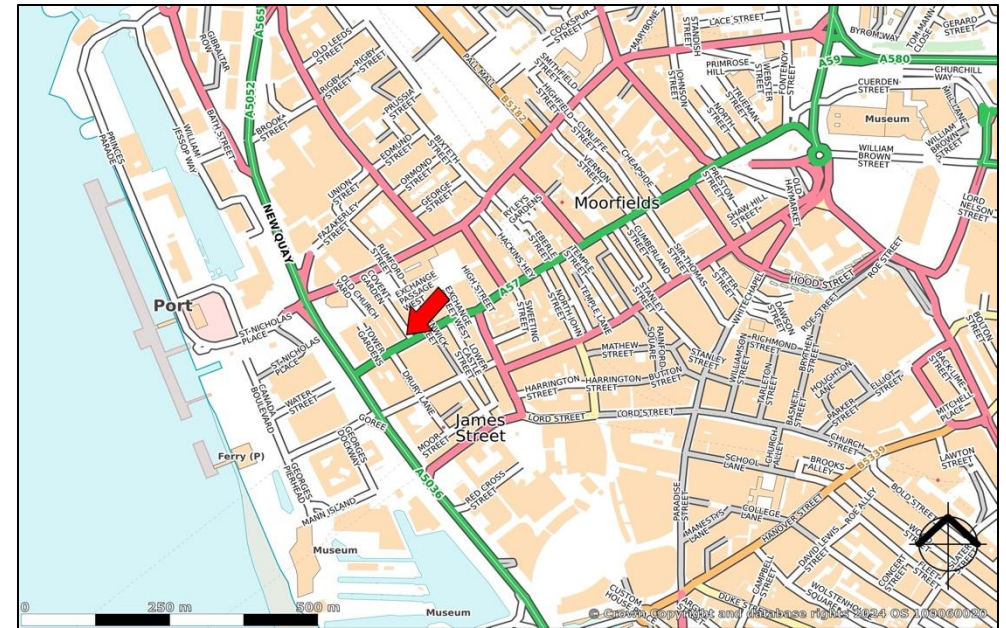




## COMMERCIAL UNITS, ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD

### KEY HIGHLIGHTS

- Prime location in the heart of Liverpool's bar restaurant and leisure core.
- Extremely prominent frontage fronting Water Street and Covent Garden in very close proximity to Castle Street and situated amongst a wide range of vibrant and exciting national retailers, bars, restaurants and leisure operators.
- The iconic and unique five storey building with large basement offers significant and exciting potential for a range of ingoing Tenants.
- Total accommodation extends to 9,235 sq ft ; Unit 2: c.420 sq ft, Unit 3: 430 sq ft, Unit 6: 4,115 sq ft and Unit 7: 4,270 sq ft (NB potential to combine Units 2 and 3).
- The subject units would suit a range of exciting coffee shop, retail, bar, restaurant, leisure and gym uses.





## COMMERCIAL UNITS, ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD

### SELECTION OF PICTURES: UNITS 2 & 3



Unit 2 (External)



Unit 2 (Internal)



Unit 2 - (Internal )



Oriel Close – Entrance to Units 3 to 6 & Basement Units



Unit 3 – External



Unit 3 – Internal



## COMMERCIAL UNITS, ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD

### SELECTION OF PICTURES – BASEMENT UNITS



Access to Basement Units via Oriel Close



Unit 6 (Internal)



Unit 6 - (Internal )



Unit 7 (Internal)



Unit 7 (Internal)



Unit 7- Internal

# COMMERCIAL UNITS, ORIEL CHAMBERS, 14 WATER STREET, LIVERPOOL, L2 8TD

## LOCATION & SITUATION

- The property occupies a prime and prominent position fronting Water Street and Covent Garden in Liverpool City Centre, just off Castle Street. The property is located in the heart of Liverpool city centre's commercial office and leisure core. Set amongst some of the city's most architectural buildings, Oriel Chambers is a stone's throw from the world famous waterfront, less than a 5 minute walk to Liverpool One the city's retail core and has easy access to Liverpool's road and rail network.
- The building is located by Castle Street's bustling bar and restaurant quarter, home to some of the city's best premium bars and restaurants. Immediate surrounding occupiers include Mowgli, Hooters, Gaucho, Hawksmoor and Riva Blu. Nearby occupiers include Rudy's, King Street Town House, Alchemist, San Carlo, Liverpool Gin and Bacarro.

## DESCRIPTION

- The Property comprises an end terraced period Grade II listed five storey building with basement of period stone construction with stone mullions and cast-iron oriel windows under a pitched slate roof.

## ACCOMMODATION

- The available spaces comprise 4 units: 2 x ground floor units and 2 x basement units.
- All the units benefit from dedicated entrance, with Units 2 & 3 utilising a ground floor entrance directly from Water Street and Oriel Close respectively. The basement units are accessed from Water Street via the eclectic courtyard of Oriel Close and a further link through from Covent Garden. The courtyard provides external seating and entrances to Unit 3 (currently being marketed) Oriel Close Barbershop & Bar and Flour Will Fly. The subject units benefit from internal access via the building core for fire access or staff routes.
- Unit 2 offers a range of exciting coffee house, café, deli or bar uses, whilst the basement units could incorporate a range of uses including; bar, leisure, competitive socialising, escape room or gym / bespoke health and fitness. Units 2 & 3 could be combined. Unit 3 offers extensive head heights in excess of 3.5 metres thus suiting gym type uses.

## LEASE DETAILS

- The units are available on new internal repairing and insuring leases, subject to rent reviews every 5 years for a term of years to be agreed.
- Quoting Rents: **Unit 2: £17,500 pa** **Unit 3: £12,500 pa** **Unit 6: £40,000 pa** **Unit 7: £45,000 pa**

## Floor Area (GIA Basis)

Unit	Floor	SQ M	SQ FT
Unit 2	Ground	39.20	422
Unit 3	Ground	39.94	430
Unit 6	Front Basement	382.29	4,115
Unit 7	Rear Basement	396.69	4,270
<b>Total</b>		<b>858.12</b>	<b>9,237</b>



Picture: Commercial Units at Oriel Close



## EPC

An updated EPC is currently being undertaken for the three units .

## SERVICES

We understand the units benefit from the following services; Mains drainage, gas, water and 3 phase electricity.

## RATEABLE VALUE

Unit 2: £7,100 with effect from April 2023. Unit 3, Unit 6 & Unit 7 have yet to be assessed (new space created within the building). For the avoidance of doubt, business rates are the responsibility of any ingoing Tenant.

## PREMISES LICENSE

Obtaining a suitable premises license, (if required) will be the responsibility of the ingoing Tenants.

## PLANNING

We understand the property is Grade II listed and is located within a Conservation Area.

We note Unit 1 benefits from a Class E planning consent. The basement areas have historically been used as storage and therefore an updated planning consent will be required for bar restaurant, leisure or gym type uses. The Landlord will work alongside an ingoing Tenant to obtain the required planning permissions.

## TERMS

The units are available by way of new internal repairing and insuring leases. The Landlord will provide relevant lease incentives to assist ingoing Tenants with their fitouts.

## VAT / SERVICE CHARGE / INSURANCE

Figures stated are exclusive of VAT. The building has been elected for VAT and therefore VAT will be chargeable on rent. In addition, a proportionate service charge and a share of the building's insurance will be chargeable by the Landlord.

## VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited – **March 2025**

**LBL Real Estate**  
licensed | beds | leisure

## CONTACT

**Nick Huddleston MRICS**

**T: 0161 327 3685**

**M: 07791 251745**

**[nick@lblrealestate.co.uk](mailto:nick@lblrealestate.co.uk)**