

# TO LET - PRIME LEISURE / RETAIL UNIT

LIVERPOOL | 11-17 NORTH JOHN STREET | L2 5QY

Mason  
Partners



## LOCATION

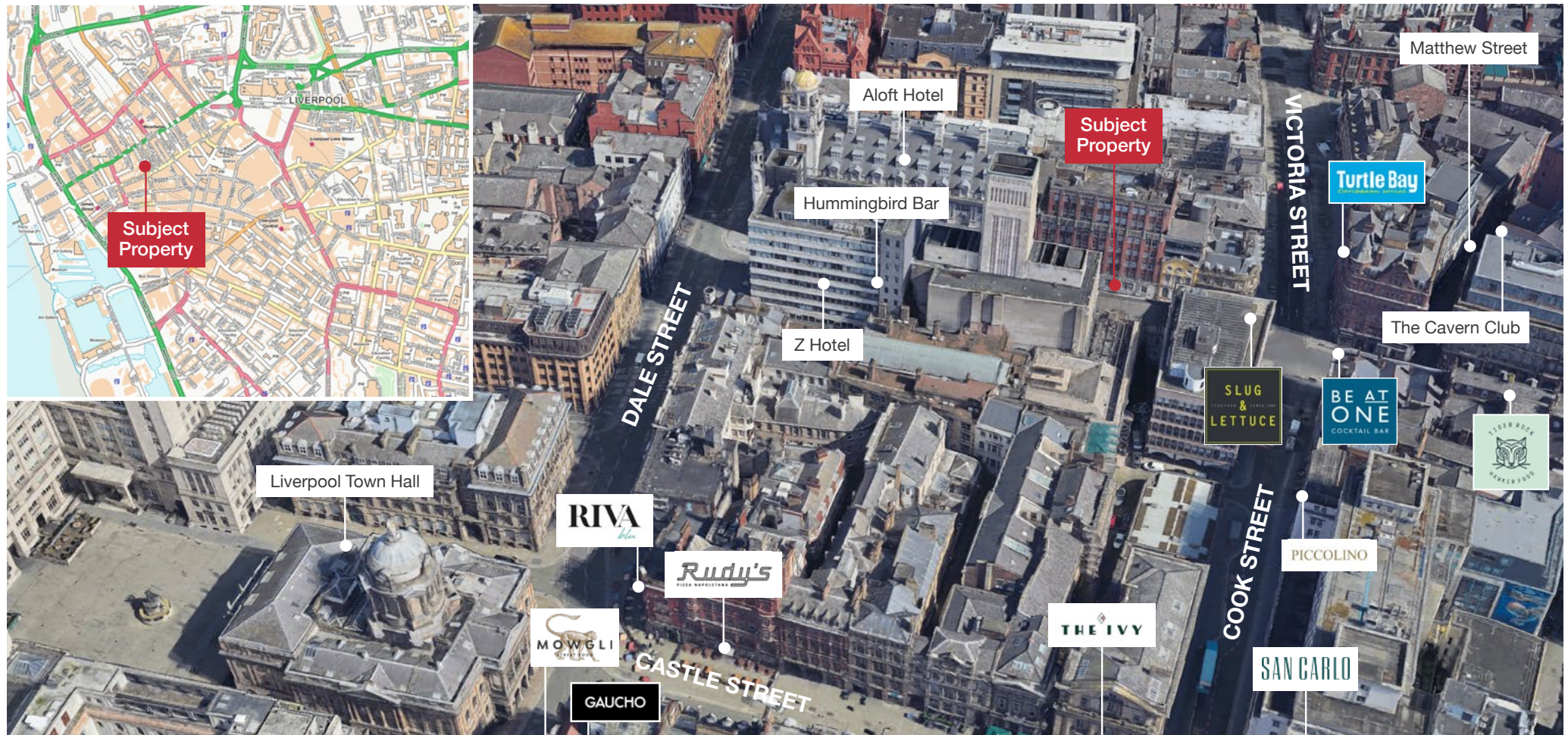
The property occupies a prime position on North John Street, within Liverpool city centre's established leisure and F&B circuit. The immediate area benefits from strong footfall, linking Castle Street, Victoria Street and Mathew Street.

Nearby occupiers include a mix of national and independent restaurant and bar operators, such as The Ivy, Slug & Lettuce, Be At One Cocktail Bar, Piccolino, Turtle Bay and Rudy's Pizza. The property is also in close proximity to key tourist destinations including the Cavern Club and surrounding hospitality venues and also benefits from being adjacent to the Aloft Hotel and close to the Z Hotel.

## SITUATION

The unit forms part of a busy and well-established trading pitch, popular with both daytime and evening economy operators.

The surrounding area continues to benefit from significant inward investment and regeneration, further strengthening Liverpool's city centre offer.



# DESCRIPTION

The property comprises a substantial ground floor restaurant/ bar unit with additional basement accommodation. The premises provide a large, open-plan trading area with strong frontage onto North John Street.

The unit is suitable for a range of leisure and hospitality uses, subject to planning.

## Services:

Rear servicing is available, enhancing operational functionality for occupiers.

Services include gas, electric and water.

# ACCOMMODATION

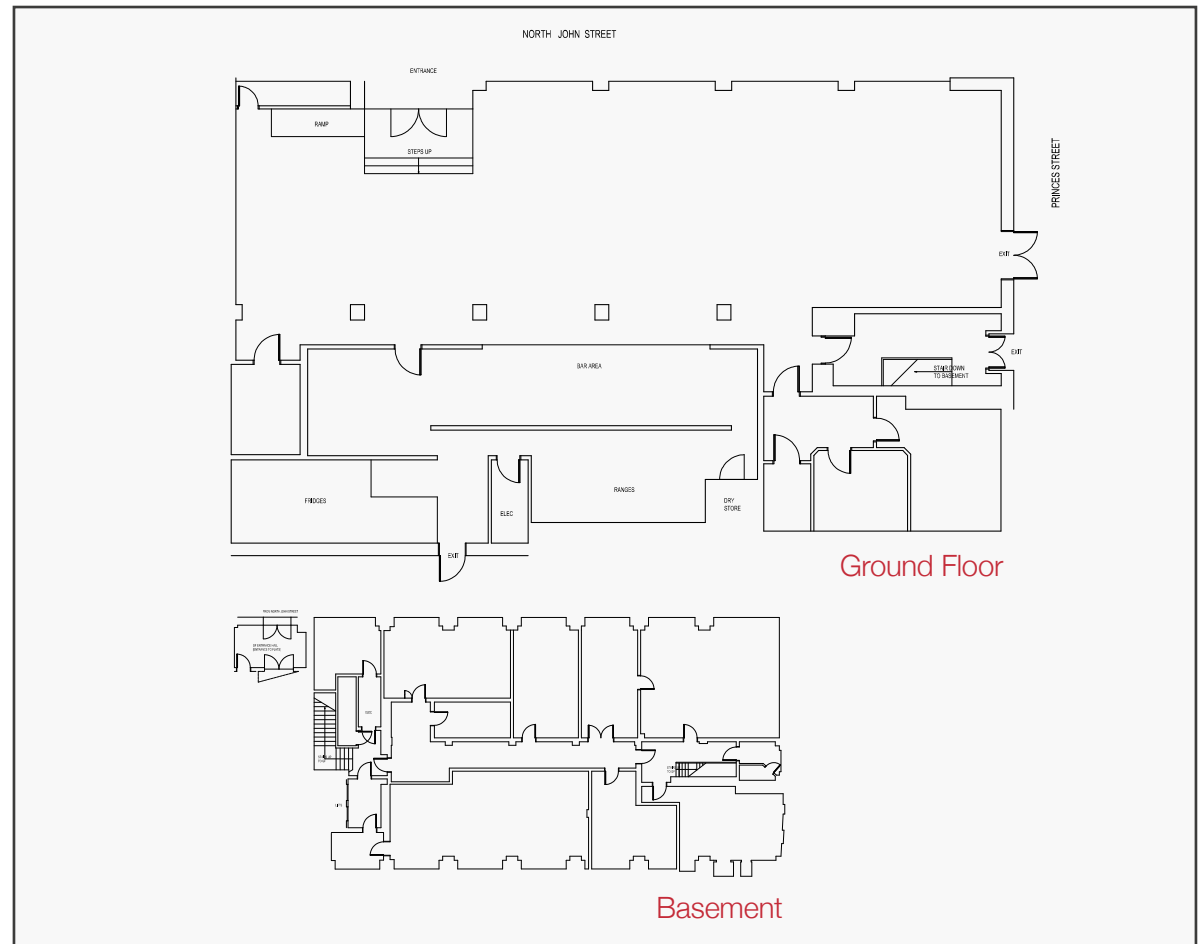
The property has the following net internal floor areas:

Ground Floor	3,675 sq. ft	341.42 sq. m
Basement	711 sq. ft	66.05 sq. m
<b>Total</b>	<b>4,386 sq. ft</b>	<b>407.47 sq. m</b>

There is potential to extend the basement to approximately 3,000 sq ft (278.71 sq m), subject to necessary consents.

# TENURE

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.



## RENT

**£100,000 per annum** exclusive of rates and VAT.

## RATING ASSESSMENT

Rateable Value: **£72,000**

Rates Payable 2026 to 2027: **Est. £30,960**

## SERVICE CHARGE / INSURANCE

Estimated Service Charge 2026: **£3,250 plus VAT**

Estimated Insurance: **£4,000 - £4,500 per annum**

## EPC

The property has an EPC rating of 62 C.

## PLANNING

We understand the property benefits from a use suitable for restaurant / bar / leisure purposes. Interested parties should make their own enquiries with the Local Planning Authority.

## VAT

The property is registered for VAT.



# LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

# MONEY LAUNDERING / FINANCIAL CHECKS

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions, be that letting or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence. MP also complies with the financial check guidance. Please click the link below for more information.

Financial sanctions guidance for letting agents



## FURTHER INFORMATION

For further information or to arrange an inspection please contact:

**LAURENCE BOWEN**

M: 07350 397 040 E: [laurencebowen@masonpartners.com](mailto:laurencebowen@masonpartners.com)

Or our joint agent:

**ANDREW CRISS**

M: 07831 213 396 E: [andrewc@jacksoncriss.co.uk](mailto:andrewc@jacksoncriss.co.uk)

**LEE QUINN**

M: 07788 188 731 E: [leequinn@masonpartners.com](mailto:leequinn@masonpartners.com)

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