

Former Casino, Queens Square, Liverpool, L1 1RH



- Suitable for a variety of uses (Subject to Planning)
- 24,852 sq. ft. total (Potential to split)

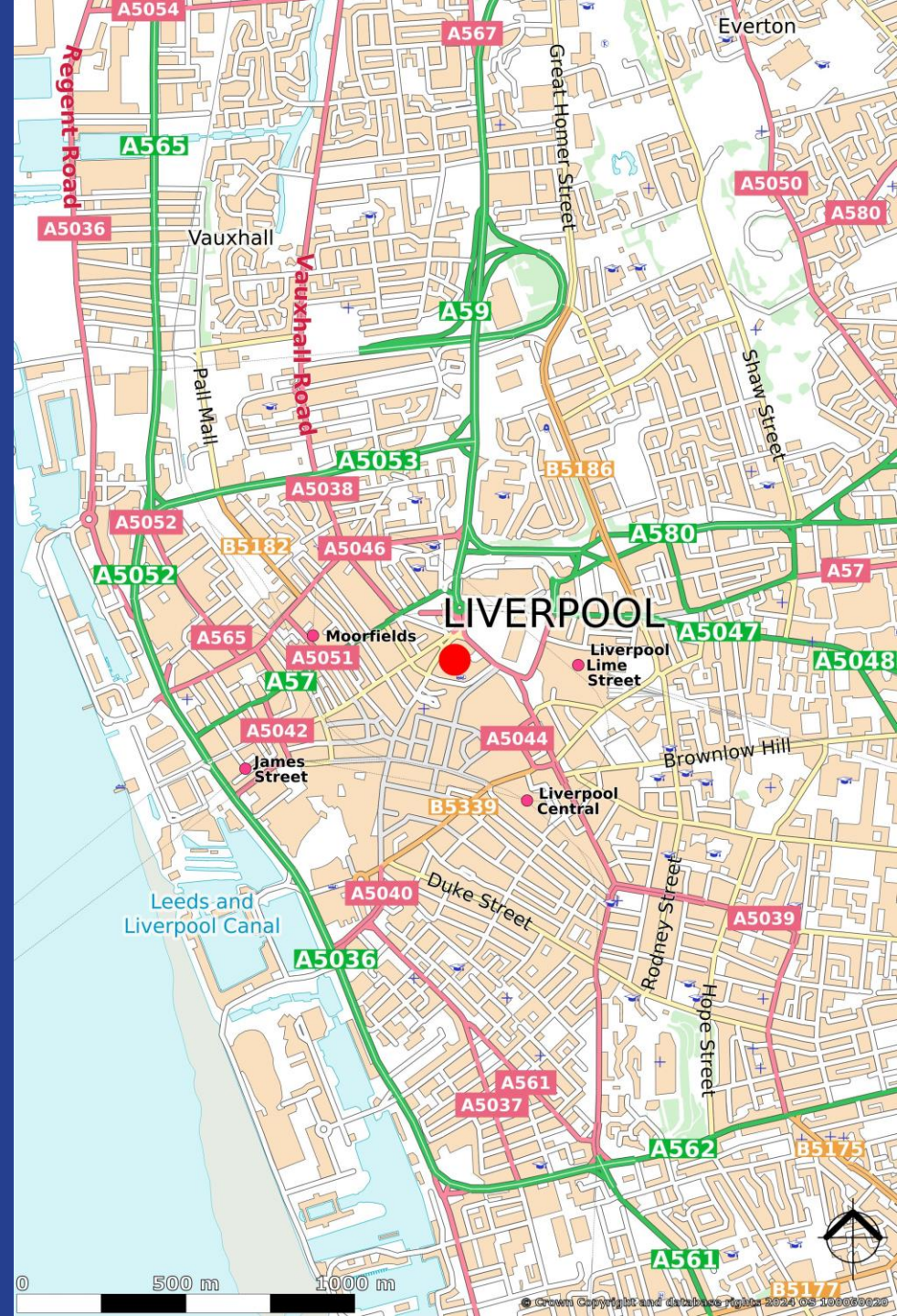
Location

Queens Square occupies a highly prominent and visible position in Liverpool City Centre.

The scheme is located close to some of the city's popular tourist attractions, including Liverpool Empire Theatre, Royal Court Theatre, Liverpool Playhouse Theatre, St George's Hall and Central Library.

The scheme is easily accessible via Rail, Road and Bus, with Queen Square Car Park and Queen Square Bus Interchange (40,000 passengers per day) both located on the scheme. Liverpool Lime Street Station is located within close walking distance.

The scheme is home to a number of established F&B operators including Nandos, Five Guys and ASK Italian.



Scheme Plans



Description

The property comprises a 3 storey, former Casino. It benefits from 2 entrances, one onto Whitechapel to the front and the other directly into Queens Square.

The ground floor provides a large open plan space previously used on the main casino area. There is a mezzanine above which was formerly used a bar and first floors providing offices, staff rooms and storage.

Floor plans can be provided upon request.

Areas

The areas detailed below are approximate Gross Internal Areas inclusive of plant rooms.

Ground Floor	14,820 Sq Ft	(1,377 Sqm)
Piazza	5,187 Sq Ft	(482 Sqm)
First Floor	4,845 Sq Ft	(450 Sqm)
Total	24,852 Sq ft	(2,309 Sqm)

Could potentially be split, subject to Landlord approval.

Tenure

Available by way of a new 10-year lease direct from the Landlord or on a sub-lease until June 2027.

Use

The premises were previously used as a casino. Landlord will consider a variety of leisure and other suitable uses.



Business Rates

As of the 1st April 2023 the rateable value is £213,000 (casino use). Any enquiries should be made to the local authority's business rates department.

Service Charge

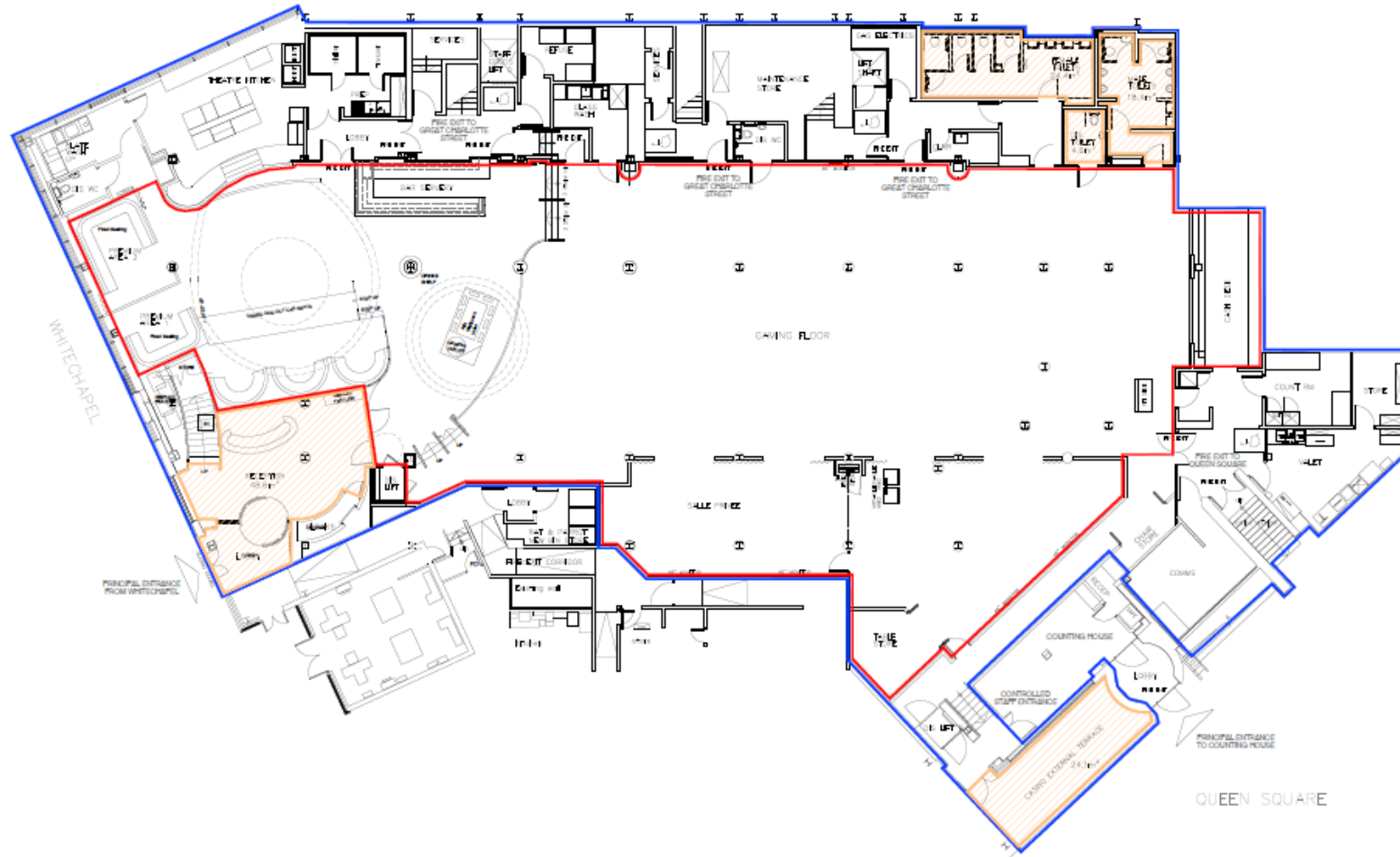
2024 figure: £79,108 pa.

EPC

An EPC has been commissioned and will be available once completed.

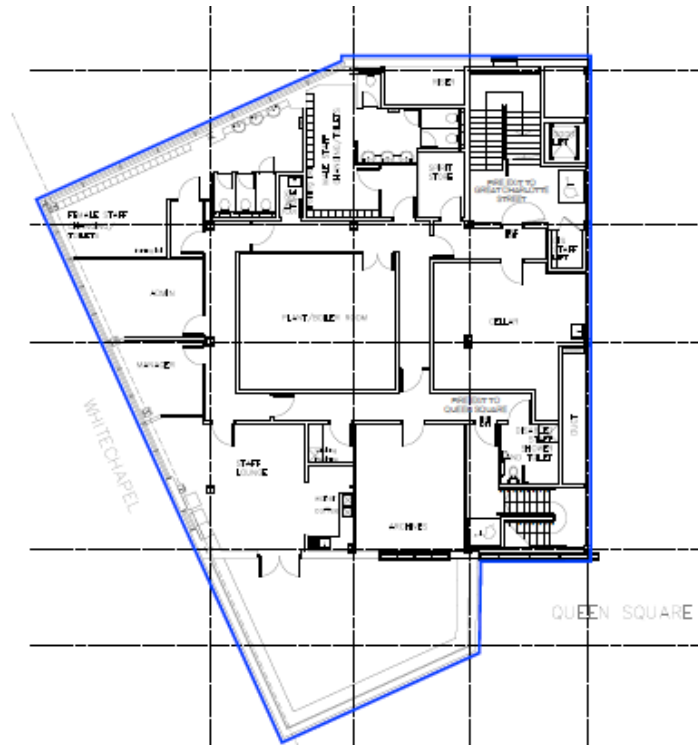
Floor Plans

Ground Floor

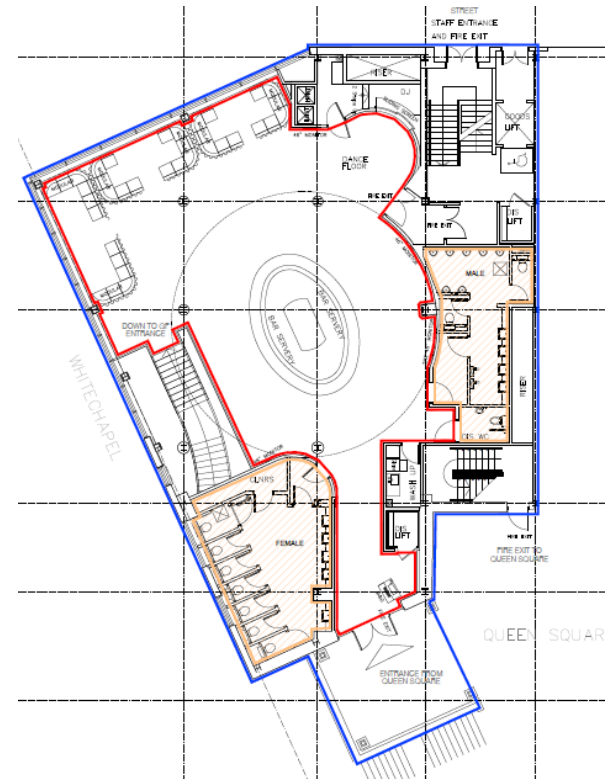


Floor Plans

First Floor



Piazza



Colliers

Hitchcock Wright
& Partners
CHARTERED SURVEYORS

For further information or to arrange an inspection, please contact either;

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