

# LIVERPOOL

## CHAPEL/RUMFORD STREET

FIRST FLOOR SPACE WITH GROUND FLOOR LOBBY

4,750 SQ FT

**SUITABLE FOR A VARIETY OF USES  
 SUBJECT TO PLANNING**

### Location

The property is located in a busy and prominent location on the corner of Chapel Street and Rumford Street. The property forms part of Exchange Flags.

The property is adjacent to **The Vincent Café & Cocktail Bar** and other occupiers in the near vicinity include **Costa** and **Fazenda**.

### Accommodation

The property is arranged on first floor together with a ground floor lobby with the following approximate areas:

Ground Floor	975 sq ft	90.58 sq m
First Floor	3,772 sq ft	350.4 sq m

### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£40,000 per annum exclusive**.

### EPC

An Energy Performance Certificate is in the course of being prepared. Please contact the agents.



### Business Rates

Interested parties are advised to make their own enquires to Liverpool City Council on 0151 233 3008.

### Service Charge

The unit will be subject to a service charge – please contact agents for further information.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

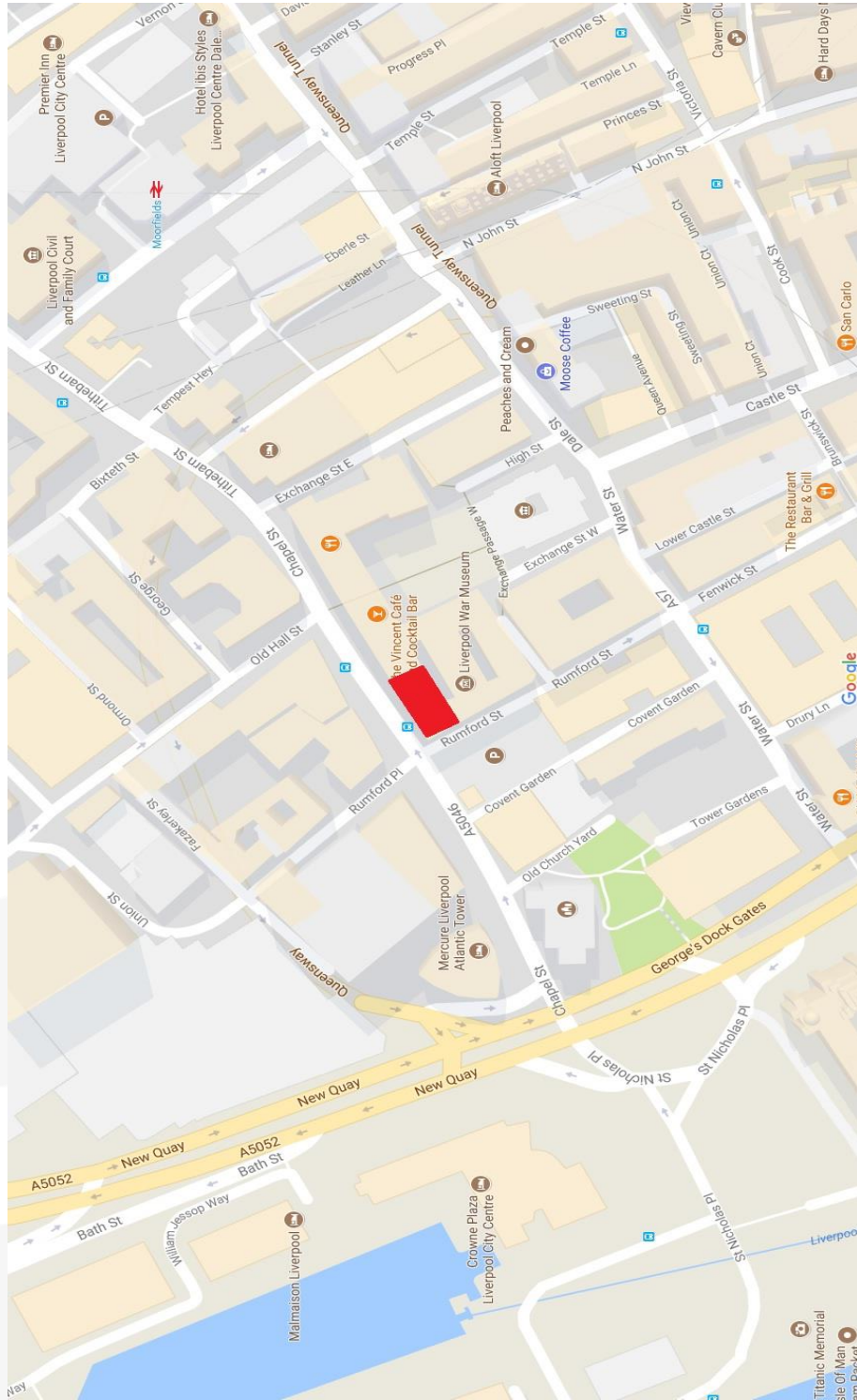
Prices, outgoing and rentals are quoted exclusive of, but may be subject to, VAT.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or our joint agents, Worthington Owen 0151 230 1130.



**MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.**