

LIVERPOOL

Unit 4, Horton House, Exchange Flags

RETAIL / RESTAURANT
 UNIT AVAILABLE BY WAY
 OF A NEW LEASE

A1/A2/A3 CONSENT



Location

The premises are situated in an extremely busy location in the heart of the commercial district within Exchange Flags located behind Liverpool Town Hall. The property is within close proximity to Castle Street, Tithebarn Street & Exchange Street East. Nearby leisure operators include **Fazenda, The Vincent, Esquires coffee** and **Gino D'Campo Italian Restaurant**.

Accommodation

The property is arranged on ground floor level with the following approximate areas:

Ground Floor Area	3,280 sq ft	304.76 sq m
plus WC's		

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of £65,000 per annum exclusive.

EPC

The Energy Performance asset rating is Band C 67. A full copy of the EPC is available for inspection if required.

Business Rates

Verbal enquiries to Liverpool City Council confirm the property is assessed as follows:

Rateable Value £64,000

Interested parties are advised to make their own enquires 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

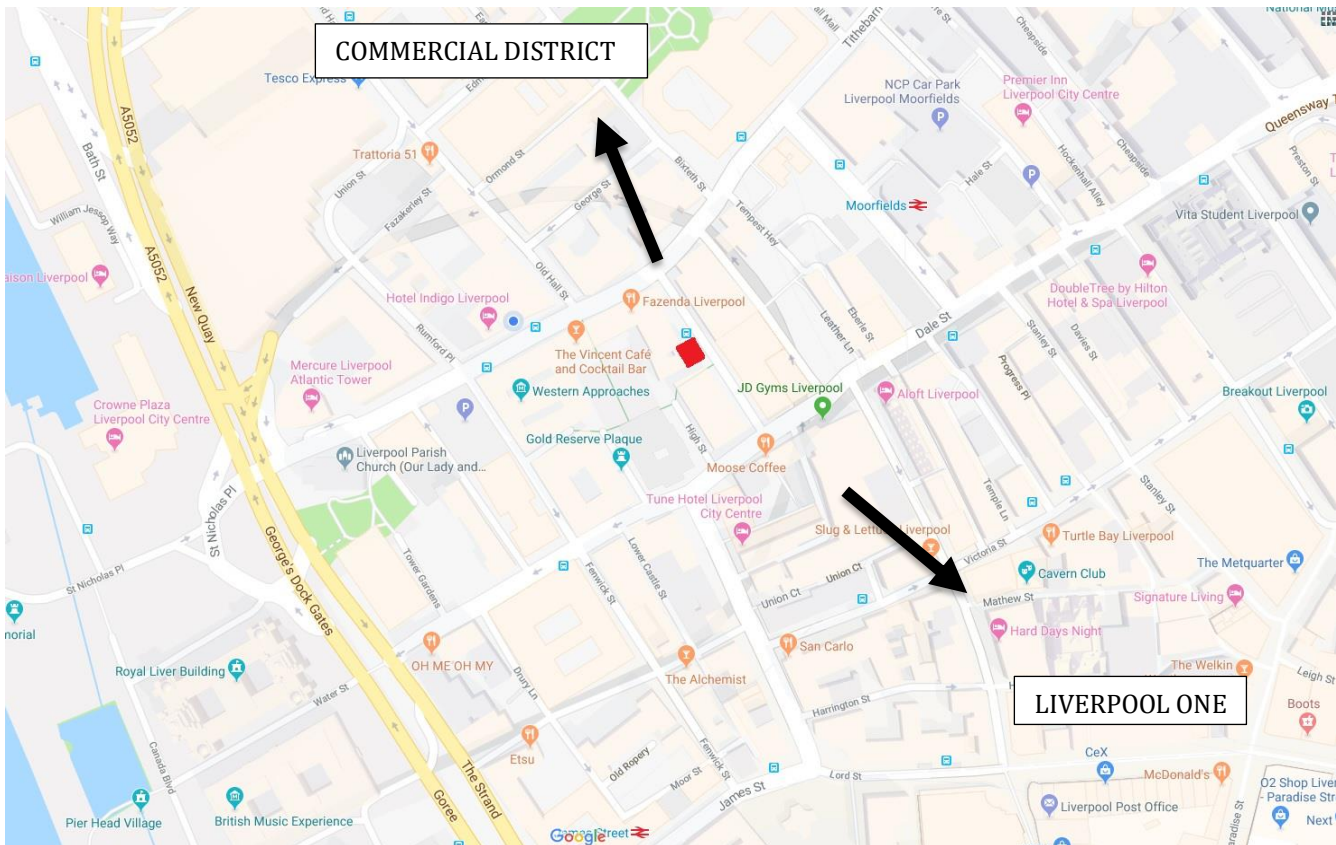
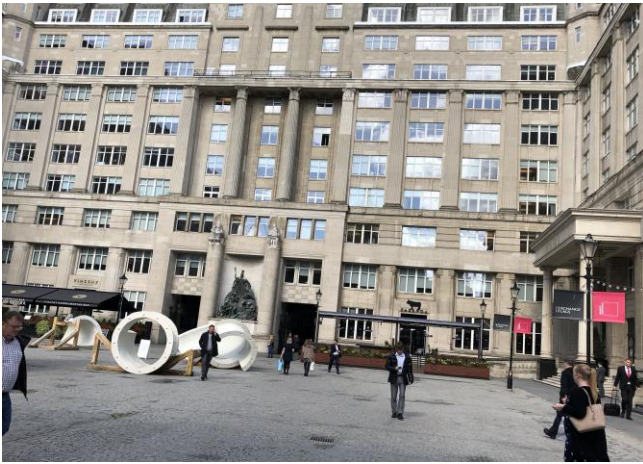
Prices, outgoing and rentals are quoted exclusive of, but may be subject to, VAT.

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



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