

LIVERPOOL

18/26 BOLD STREET

RETAIL UNIT AVAILABLE
BY WAY OF A NEW LEASE
(SUBJECT TO VACANT POSSESSION)

A1/A2/A3/D2 CONSENT

Split Options Available



Location

The premises are located in an extremely busy position on Bold Street close to the junction with Church Street/Ranelagh Street and Hanover Street. The property is opposite Central Station and retailers nearby include **Caffé Nero**, **Holland & Barrett**, **Card Factory** and **Sk:n**.

Accommodation

The property is arranged on basement and ground floors with the following approximate Gross Internal Areas:

Basement	8,535 sq ft	790 sq m
Ground Floor	7,200 sq ft	670 sq m

Consideration will be given to splitting the premises, further details and plans available on request.

Lease

The property is available by way of a new full repairing and insuring lease

Rent

£250,000 per annum exclusive.

EPC

A full copy of the EPC is available for inspection if required.

Business Rates

The premises are assessed as follows:
Rateable Value (2017) £137,000

The premises may be subject to transitional relief/phasing. Interested parties are advised to make their own enquires on 0151 233 3008.

Legal Costs

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

VAT

Prices, outgoings 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 0151 236 6725
llyr@emanueloliver.com

Dan Oliver 0151 236 2485
dan@emanueloliver.com

or our joint agents
Sixteen 0161 461 1616



Emanuel Oliver

CHARTERED SURVEYORS



Liverpool - Central



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Experian Goad Plan Created: 13/06/2019

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RETAIL & LEISURE PROPERTY SPECIALISTS

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