

LIVERPOOL

1 Stanley Street

Available by way of New Lease

*** Business Rates Free ***



Location

The premises are located on Stanley Street within the Liverpool City Centre in close proximity to Moorfields train station. The property is adjacent to independent **Narenjestan Palace** and a local **CTN**. Other occupiers in close proximity include **Tesco**, **Brown Turner Rose Solicitors**, **Workforce Recruitment** and **Voodoo Hair** together with numerous local retailers and restaurants.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£22,000 pax

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £11,750

*The premises may qualify for small business rate relief.

Interested parties are advised to make their own enquiries with the local authority.

Accommodation

Internal Width	22' 7"	6.89 m
Shop Depth	47' 11"	14.60m
Ground Floor	1,150 sq.ft.	106.9 sq.m

EPC

Available on request

Legal Costs

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

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.

Agents Note

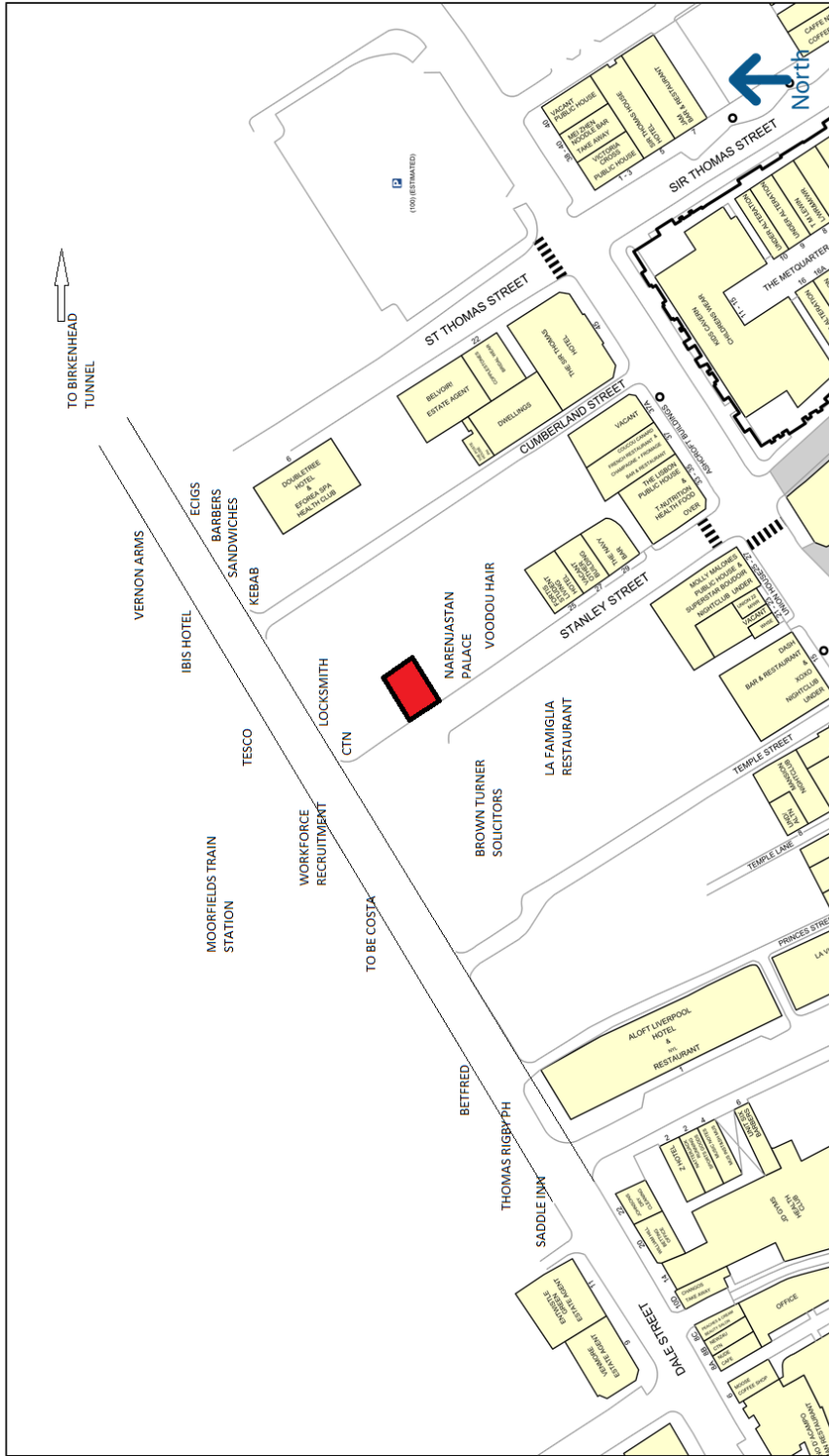
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the sole agent

Dan Oliver 0151 236 2485

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