

# LIVERPOOL

## 75 CHURCH STREET

### PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



#### Location

The premises are located in an extremely busy position on Church Street close to the junction with Parker Street and Ranelagh Street. Nearby retailers include **McDonalds**, **Primark**, **O2** and **Wildwood** Restaurant.

#### Accommodation

The property is arranged on basement, ground and first floors with the following approximate areas:

Basement	588 sq ft	54.63 sq m
Ground Floor	<b>720 sq ft</b>	<b>66.89 sq m</b>
First Floor	664 sq ft	61.69 sq m

#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£69,500 per annum exclusive**.

#### Business Rates

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

Rateable Value                      £49,250

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

#### EPC

The Energy Performance asset rating is Band E, 106. A full copy of the EPC is available for inspection if required.

#### 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.

#### 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.

#### Photographs and plans

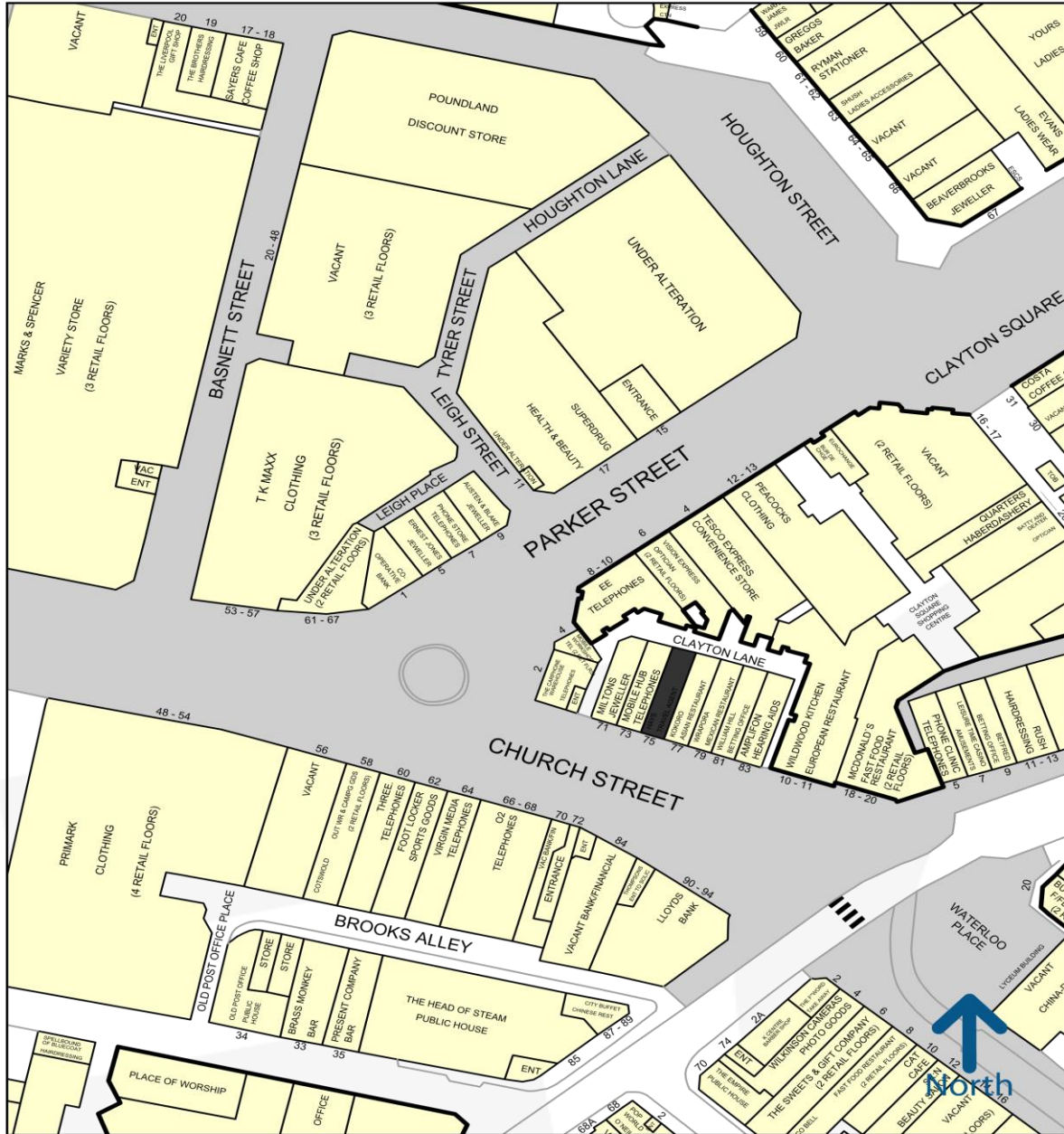
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



Liverpool - Central



Experian Goad Plan Created: 18/07/2020  
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