

# LIVERPOOL

## 64 HANOVER STREET

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



#### Location

The premises are located in an extremely busy position on Hanover Street, close to Church Street and Bold Street. Nearby occupiers include **O'Neills**, **Premier Inn**, **Tesco** and **Home Bargains**.

#### Accommodation

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

Ground Floor	868 sq ft	80.64 sq m
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#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£22,500 per annum exclusive**.

#### Business Rates

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

Rateable Value                      £12,750

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

#### EPC

The Energy Performance asset rating is Band C, 63. 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

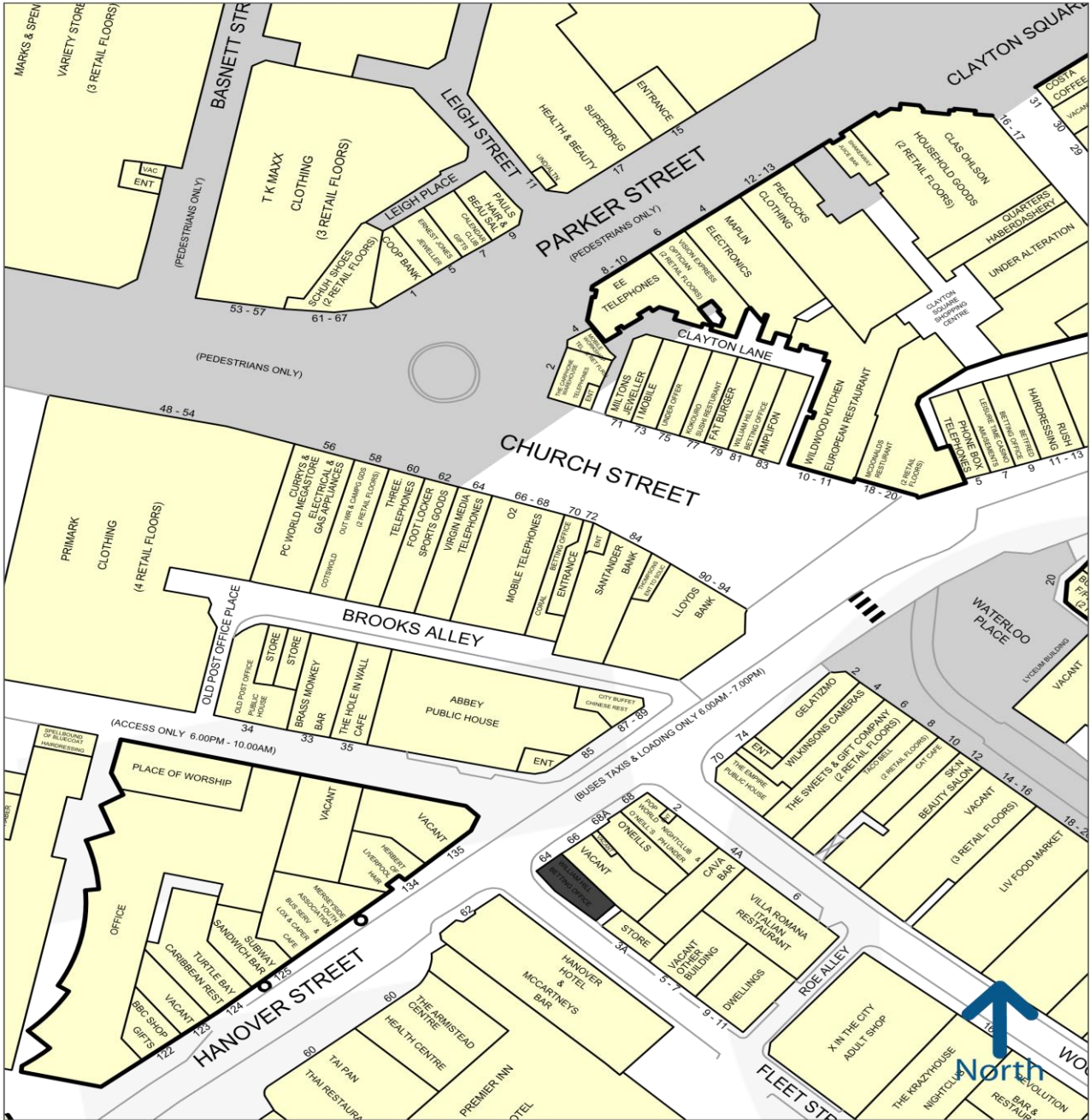
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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



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