

LIVERPOOL

66A HANOVER STREET

SMALL 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 and basement with the following approximate areas:

Ground Floor	139 sq ft	12.91 sq m
Basement	135 sq ft	12.54 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£10,000 per annum exclusive**.

Business Rates

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

Rateable Value £3,950

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

EPC

An Energy Performance Certificate is being prepared. Please contact the agent for further details.

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

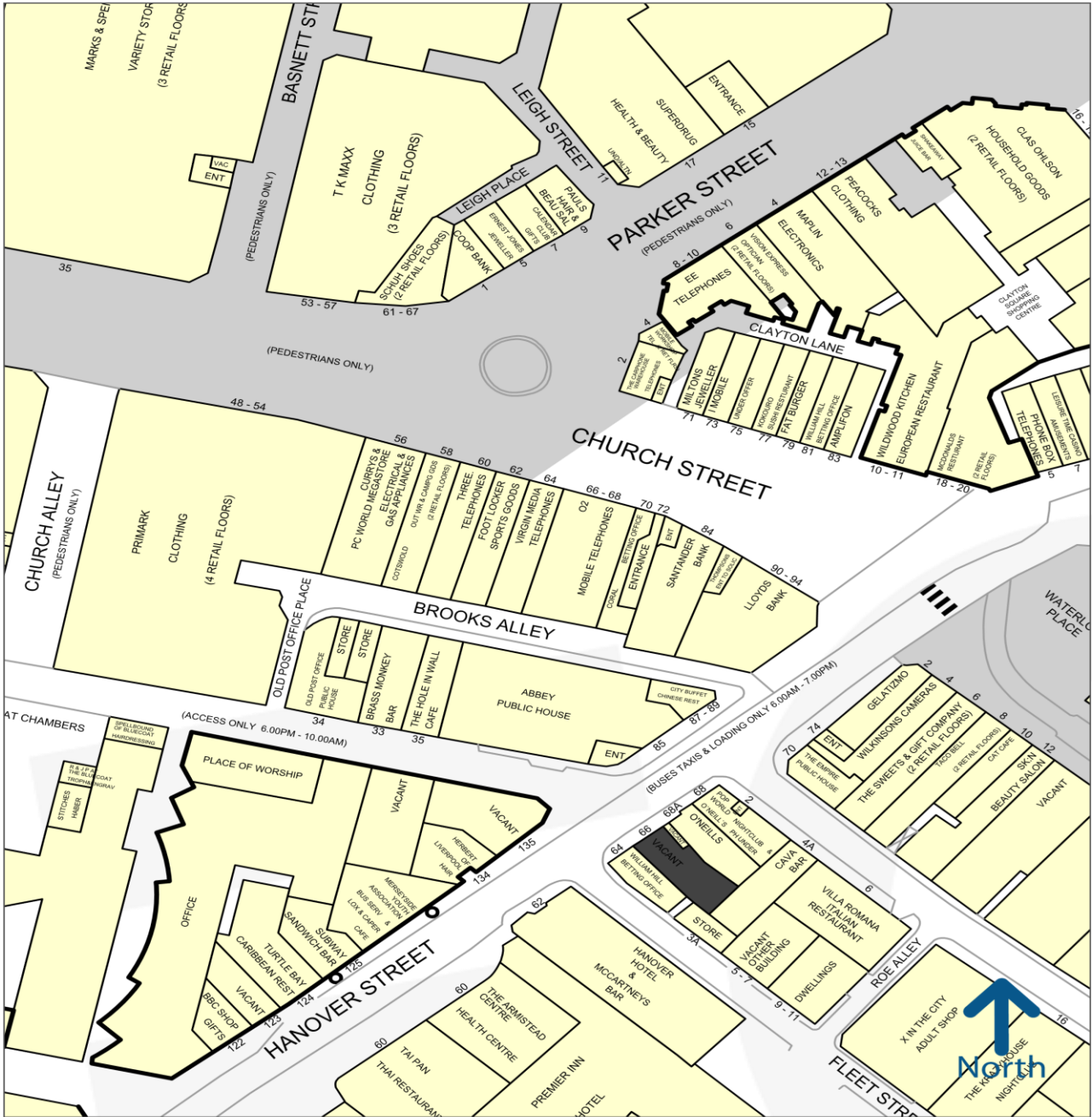
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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



Experian Goad Plan Created: 09/02/2021
 Created By: Emanuel Oliver Ltd



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