

NORRIS GREEN

7 - 8 BROADWAY

RETAIL UNIT AVAILABLE BY WAY OF AN ASSIGNMENT

DUE TO RELOCATION

Location

Norris Green is a busy suburb of Liverpool, some 4 miles north east of the city centre.

The subject unit is located in a prime and extremely prominent position on Broadway, adjacent to **Ramsdens** and **British Heart Foundation** and in close proximity to **Lloyds Bank** and **Specsavers**.

Accommodation

The property is arranged on ground and first floors with the following approximate area:

Ground Floor	2,164 sq ft	201 sq m
First Floor	812 sq ft	75.43 sq m

Lease/Rent

The property is available by way of an assignment of a 15 year from 31 July 2009 (expiry 30 July 2024). The passing rent is **£45,000 per annum exclusive**.

Business Rates

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

Rateable Value £43,500

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



EPC

An Energy Performance Certificate is in the process of being prepared.

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



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