

# LIVERPOOL

## 5A Bold Street

### PRIME SHOP UNIT AVAILABE BY WAY OF A NEW LEASE

#### Location

The property is located in a prime position on Bold Street within the same block as **Caffe Nero**, **Holland & Barrett** and **Card Factory**. Bold Street is home to numerous independent retailers and restaurants together with occupiers including **Subway**, **Mowgli**, **Ace & Tate**, **Wok & Go**, **Pieminister**, **Size?** and **Drome**.

#### Lease

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

#### Rent

**£65,000 per annum exclusive.**

#### Business Rates

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

Rateable Value £27,750

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

#### EPC

Available on request

#### VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.



#### Accommodation

Ground Floor	1,032 sq.ft.	98.88 sq.m
First Floor	447 sq.ft.	41.53 sq.m.

#### 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

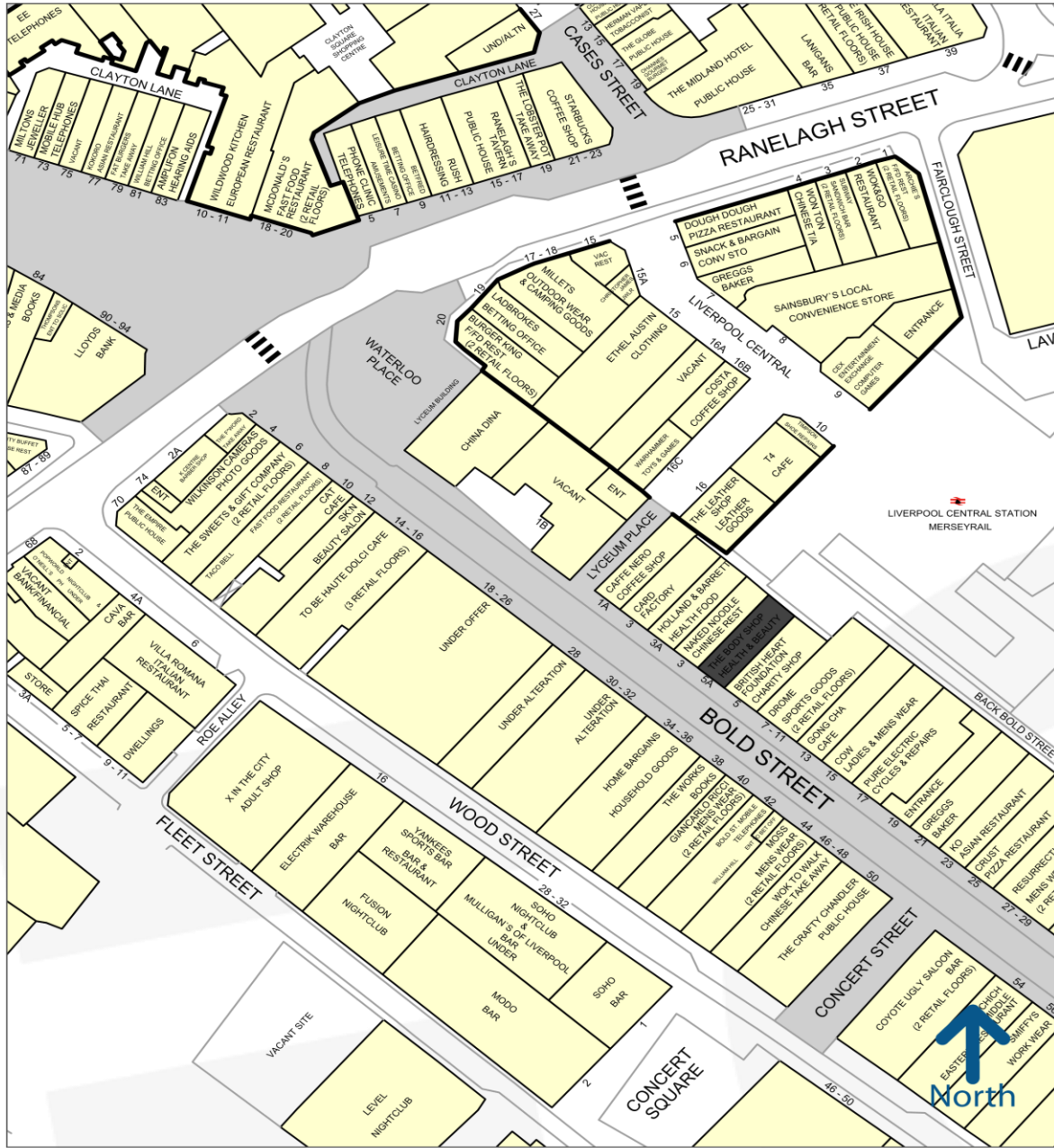
Strictly by appointment through the agents

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50 metres

Experian Goad Plan Created: 31/08/2021  
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