

LIVERPOOL

83 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 upper floors with the following approximate areas:

Basement	690 sq ft	64.10 sq m
Ground Floor	718 sq ft	66.70 sq m
Upper Floors	Not usable	

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£65,000 per annum exclusive**.

Business Rates

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

Rateable Value £44,750

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

EPC

The Energy Performance asset rating is Band E, 107. 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, 07795 348079

llyr@emanueloliver.com



Experian Goad Plan Created: 18/01/2022
 Created By: Emanuel Oliver Ltd



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