

# LIVERPOOL

## Units 1 & 2 Ashcroft Buildings 37 Victoria Street

# TO LET

*\* Restaurant / Retail Use \**

### Location

The premises are located on Victoria Street, opposite the Metquarter in close proximity to Matthew Street within the heart of Liverpool city centre. The street is popular with restaurant and bar operators. Nearby local occupiers include **Dash Bar**, **Everyman Cinema**, **GPO Food Hall**, **Molly Malones**, **The Lisbon** and numerous other independent occupiers.

### Lease

The premises are available by way of a new Full Repairing and Insuring leases

### Rent

Unit 1 - **£47,500** per annum exclusive (+VAT).  
 Unit 2 - **£65,000** per annum exclusive (+VAT)

### Business Rates

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

Unit 1 Rateable Value to be re-assessed  
 Unit 2 Rateable Value to be re-assessed

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

### EPC

To be provided



### Accommodation

Unit 1 (red)		
<b>Ground Floor</b>	<b>1,560 sqft</b>	<b>145 sqm</b>
<b>Basement</b>	538 sqft	50 sqm
Unit 2 (yellow)		
<b>Ground Floor</b>	<b>1,830 sqft</b>	<b>170 sqm</b>
<b>Basement</b>	1,830 sqft	170 sqm

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of 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.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Viewing

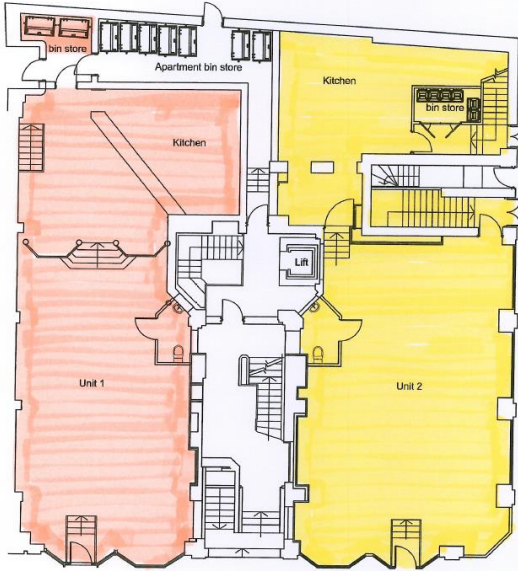
Strictly by appointment via the sole agents:

Llyr Emanuel [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)

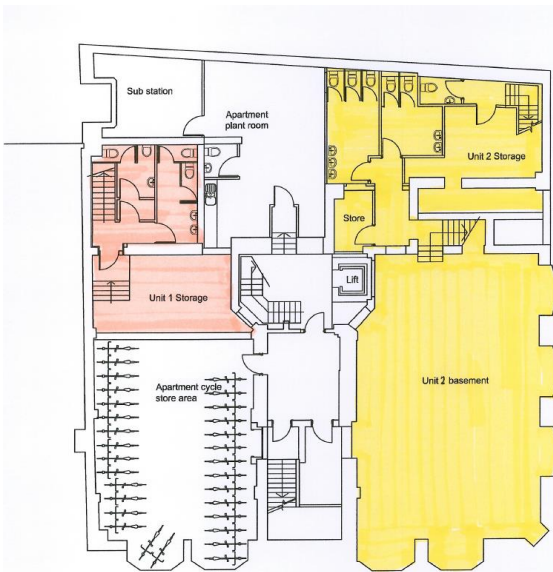
07795 348079

Dan Oliver [dan@emanueloliver.com](mailto:dan@emanueloliver.com)

07816 526089



*Indicative ground floor plan*



*Indicative basement plan*

experian.

Liverpool - Central

EO Emanuel Oliver



50 metres  
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