

LIVERPOOL

60 Hanover Street

RETAIL /
RESTAURANT TO LET
(Subject to Vacant Possession)

** May Split **

Location

The premises are located on Hanover Street, a busy thoroughfare bounding Liverpool One within the heart of Liverpool city centre on the edge of the prime retail pitch and the strong night time Rope Walks area. Nearby occupiers include **Premier Inn, Tesco, Turtle Bay, McCartney's Bar, Home Bargains, Head of Steam** and **Mamasan**.

Lease

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

Rent

The split in a number of ways. Rents to be based on the following:

Ground Floor - £220,000 per annum exclusive

First Floor - £100,000 per annum exclusive

Business Rates

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

Rateable Value £127,000

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

EPC

C66



Accommodation

Ground Floor	11,582 sqft	1,076 sqm
First Floor	9,655 sqft	897 sqm

** Note these are Gross Internal Areas*

VAT

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

Legal Costs

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

Agents Note

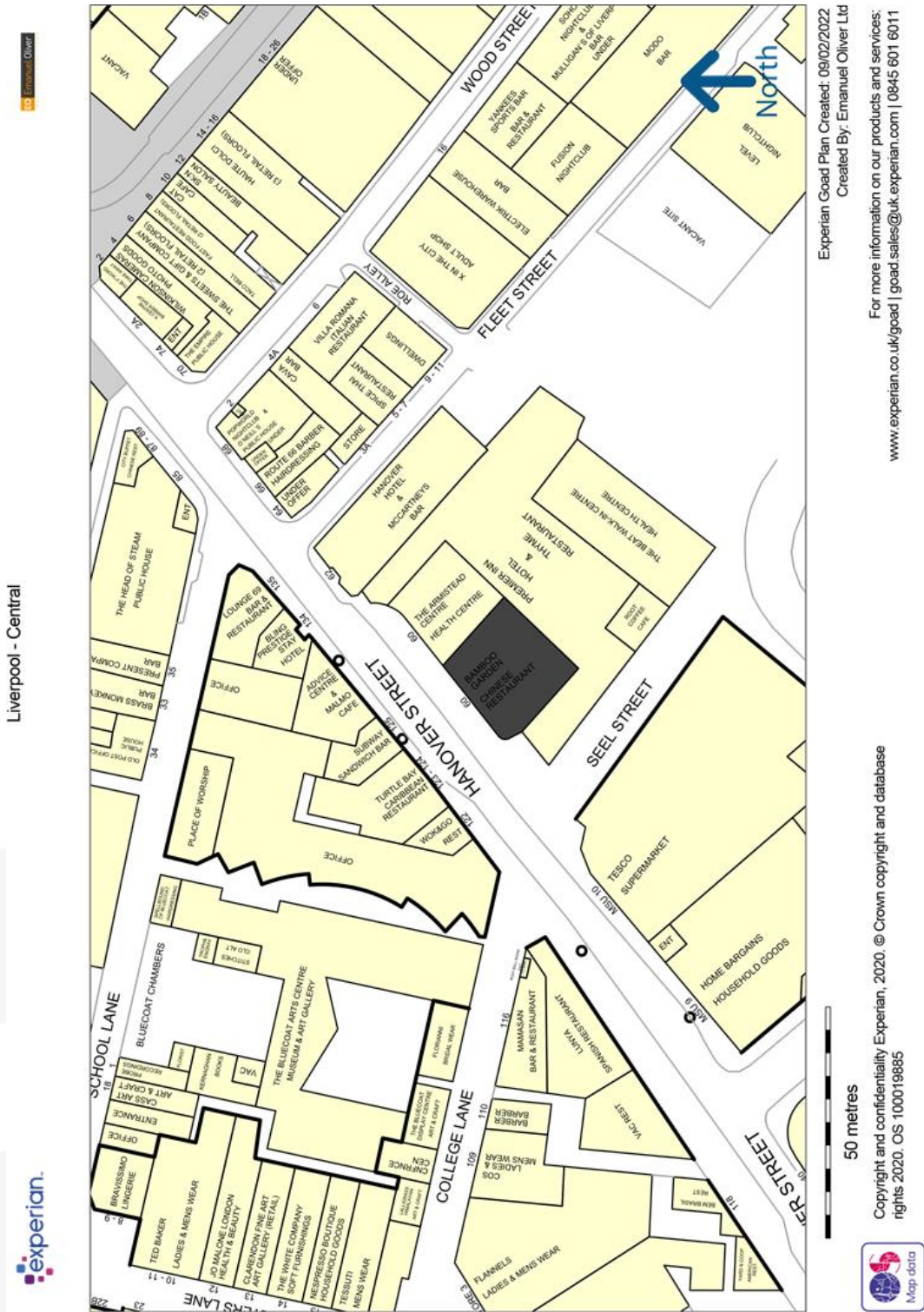
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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



Experian Goad Plan Created: 09/02/2022
 Created By: Emanuel Oliver Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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