

LIVERPOOL

60 Hanover Street

RETAIL / RESTAURANT TO LET

** Units to be 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 / Rent

The units are available by way of new FRI lease and split as per the schedule in Accommodation. Rents as follows:

Unit 1 - £45,000pax
Unit 2 - £145,000pax
Unit 3 - £125,000pax
Unit 4 - £80,000pax

Business Rates

To be re-assessed following redevelopment of the building.

EPC
C66

VAT

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



Accommodation

Unit	Ground	First
Unit 1 Seel St (Yellow)	2,239 sqft (208.0 sqm)	None
Unit 2 (Blue)	3,800 sqft (353.0 sqm)	3,627 sqft (337.0 sqm)
Unit 3 (Green)	3,100 sqft (288.0 sqm)	3,401 sqft (316.0 sqm)
Unit 4 (Pink)	Entrance plus: 2,217 sqft (206.0 sqm)	4,478 sqft (416 sqm)

** Note these are Gross Internal Areas*

Legal Costs

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

Agents Note

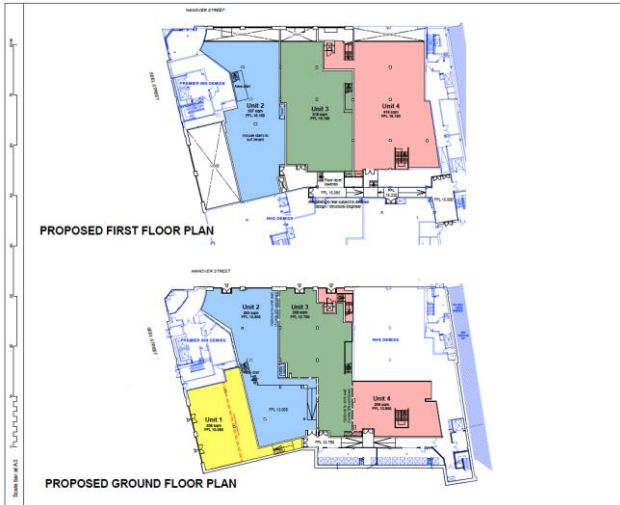
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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

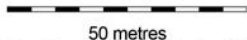
Strictly by appointment via the sole agents:
Dan Oliver dan@emanueloliver.com



Unit 1 (Seel Street)



Liverpool - Central



50 metres
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