

LIVERPOOL

79 CHURCH STREET

PRIME RETAIL /
RESTAURANT UNIT
AVAILABLE BY WAY OF A
NEW LEASE

GROUND AND FIRST FLOOR SALES

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**, **William Hill**, **Tesco**, **Flannels** and **Wildwood** Restaurant.

Accommodation

The property is arranged on basement, ground, first floor and second floors with the following approximate areas:

Basement	Void	
Ground Floor	624 sq ft	58 sq m
First Floor Sales	424 sq ft	39.39 sq m
Second Floor	574 sq ft	53.32 sq m

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**.

EPC

The Energy Performance asset rating is Band D, 96. A full copy of the EPC is available for inspection if required.



Business Rates

Verbal enquiries to Liverpool City Council confirm the property has a Rateable Value of £44,000. Interested parties are advised to make their own enquiries with the local authority.

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 the agents:
Llyr Emanuel of Emanuel Oliver
07795 348079 llyr@emanueloliver.com



50 metres

Experian Goad Plan Created: 14/11/2022
 Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

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

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.