

LIVERPOOL

**Unit 1 Seel Street
 (60 Hanover St)**

TO LET



Location

The premises are located on Seel Street, close to Hanover Street which is 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**.

Rent

The premises are available by way of a new Full Repairing and Insuring lease at rent of **£45,000** per annum exclusive.

Business Rates

Rateable Value (2023) to be assessed
 Interested parties are advised to make their own enquiries with the local authority.

EPC

B36

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.

Accommodation

Internal Width	53' 5"	16.29 m
Shop Depth	36' 1"	11.00 m
Ground Floor Sales	1,921 sqft	178.5 sqm

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.

Service Charge

Further details on request.

VAT

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

Viewing

Strictly by appointment via the sole agents:
 Dan Oliver dan@emanueloliver.com
 07816 526089



50 metres
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