

# LIVERPOOL

## 51-53 WHITECHAPEL

FULLY FITTED  
RESTAURANT AVAILABLE  
BY WAY OF A NEW LEASE

### Location

The premises are located in a busy and prominent position on Whitechapel in the heart of Liverpool City Centre. Other occupiers nearby include **German Doner Kebab**, **Caffe Nero** and **Yates**.

### Accommodation

A FULLY FITTED restaurant arranged on ground and basement levels. Seating is on two levels and extensive kitchen space and ancillary at basement.



### EPC

The Energy Performance asset rating is Band C, 71.

### 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 Llyr Emanuel of Emanuel Oliver, 07795 348079  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)

Ground Floor Sales	1,497sq ft	139 sq m
Basement Sales	865 sq ft	80.3 sq m
Basement Kitchen / Stores & Office	1,003 sq ft	93.2 sq m

### Lease/Rent

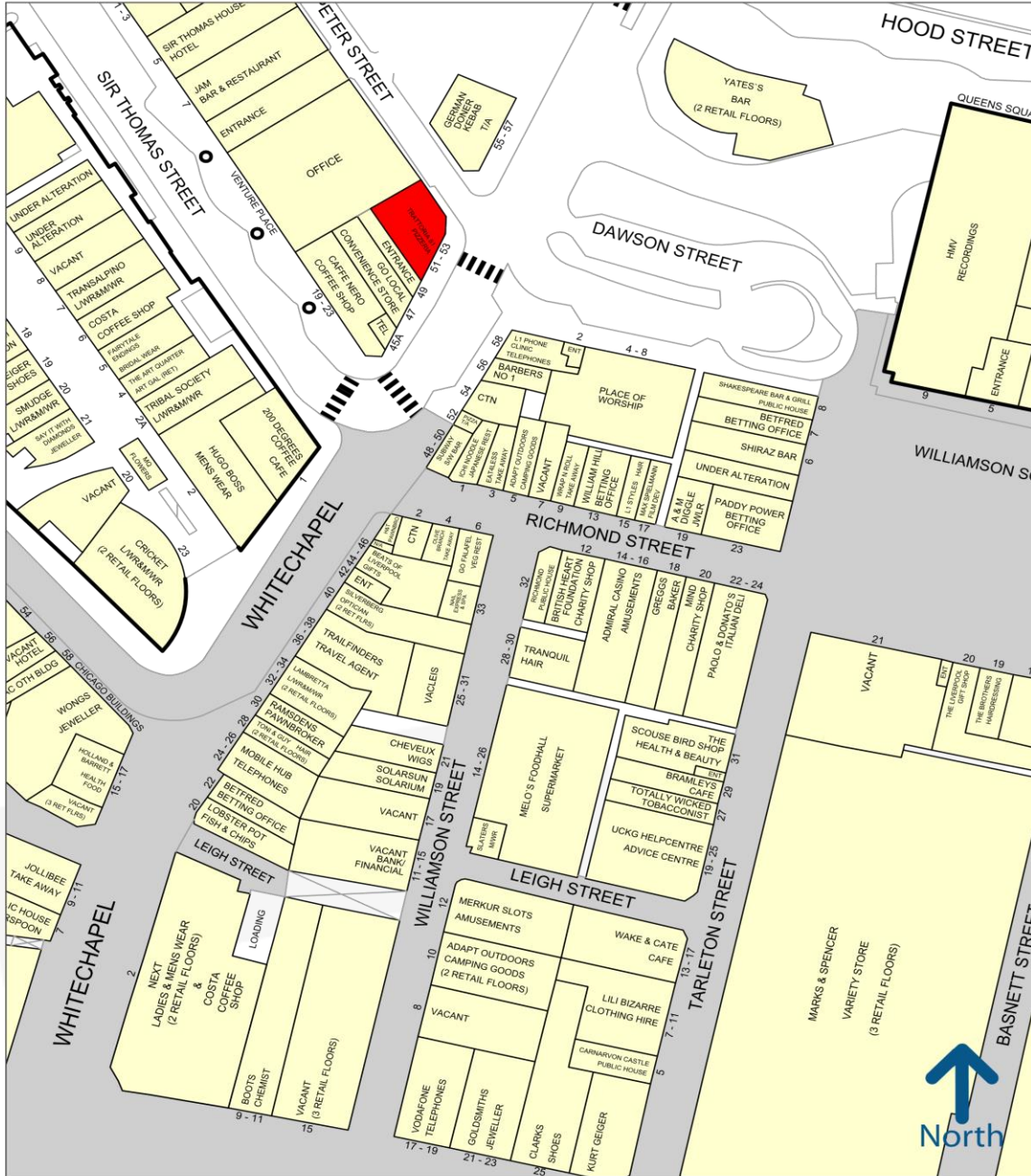
The property is available by way of a new full repairing and insuring lease at a rent of **£50,000 per annum exclusive**.

### Business Rates

Enquiries via the Valuation Office confirm the property has a Rateable Value of £40,000 – from April 2023.

### Service Charge

There is a service charge payable for maintenance of common areas. Currently some £4,000 per annum.



50 metres



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 Created By: Emanuel Oliver Ltd

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