

LIVERPOOL

45 WHITECHAPEL

RETAIL UNIT
 AVAILABLE BY WAY OF A
 NEW LEASE



Location

The premises are located in a busy and prominent position on Whitechapel, adjacent to the Metquarter, in the heart of Liverpool City Centre. Other occupiers nearby include **200 Degrees Coffee, Hugo Boss and Cricket.**

Accommodation

The property is arranged on ground and basement levels, with the following approximate areas -

Ground Floor Sales	1,150 sq ft	107 sq m
Basement Sales	1,165 sq ft	108 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£52,500 per annum exclusive.**

Business Rates

Enquiries via the Valuation Office confirm the property has a Rateable Value of £48,750 – from April 2023.

Service Charge

There is a service charge payable for maintenance of common areas. Currently some £3,400 per annum.

EPC

The Energy Performance asset rating is Band C, 72.

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

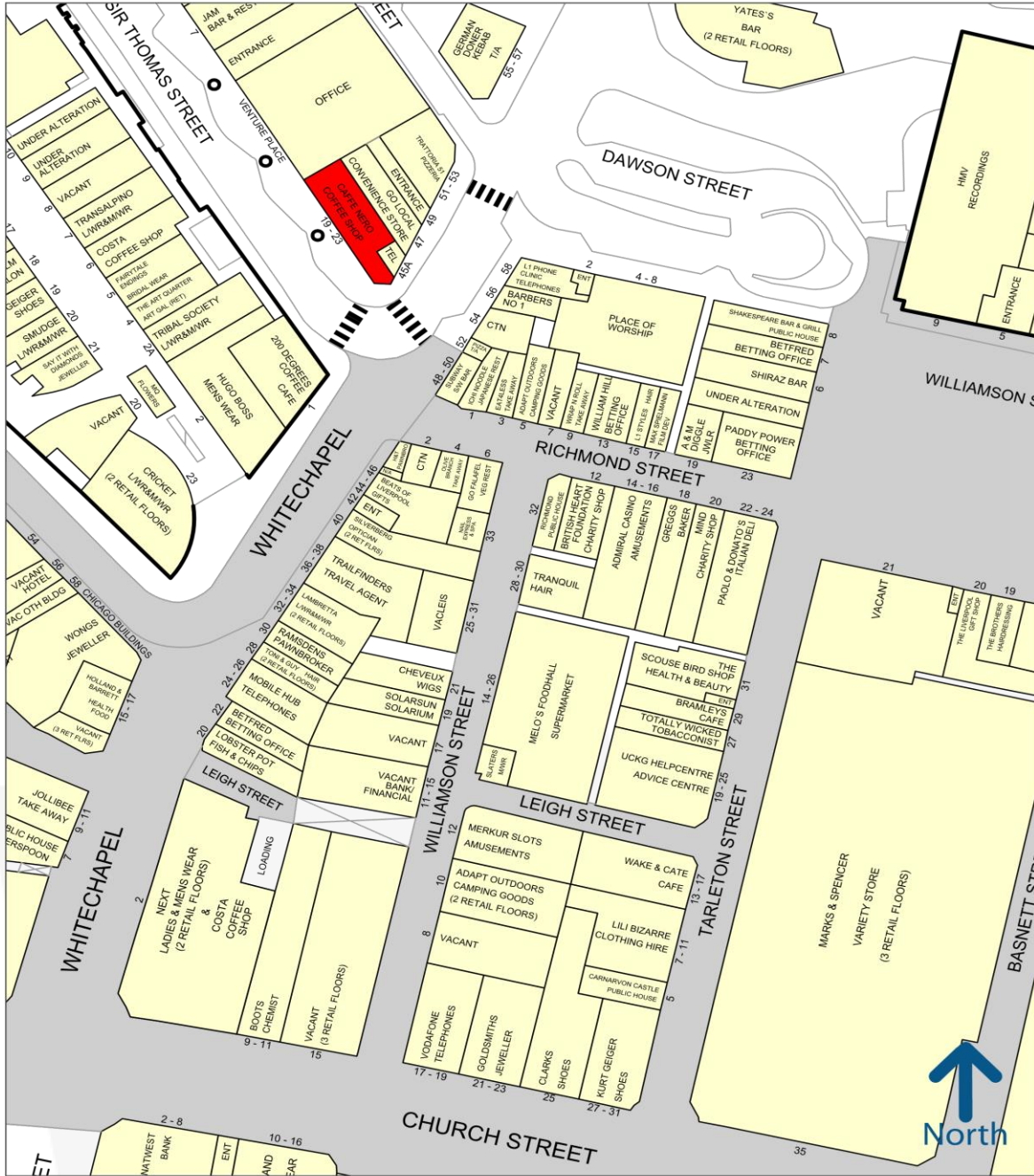
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Photographs and plans

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



50 metres



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