

# LIVERPOOL

## 50-52 Hanover Street

# TO LET



### 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**.

### Rent

The premises are available by way of a new Full Repairing and Insuring lease at rent of **£145,000** 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

B26

### 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 (front)	47' 9"	14.53 m
Narrowing to	27' 0"	8.23 m
Shop Depth	99' 9"	30.38 m
<b>Ground Floor Sales</b>	<b>3,800 sqft</b>	<b>288.0 sqm</b>
First Floor Ancil.	3,627 sqft	337.0 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](mailto:dan@emanueloliver.com)  
07816 526089



50 metres  
 Copyright and confidentiality Experian, 2023. © Crown  
 copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 04/10/2023  
 Created By: Emanuel Oliver Ltd

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

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.