

# LIVERPOOL

## 24A North John St

# TO LET



### Location

The property is situated on North John Street within a secondary trading location in Liverpool city centre. The location lies on between the primary retail area and the business district in close proximity to the Cavern Quarter opposite Hard Days Night Hotel. Nearby occupiers include **Reeds Rains** Estate Agents, **The William Gladstone**, **Slug & Lettuce**, **Greggs**, **Subway** together with numerous independent retailers, bars and restaurants.

### Lease

The premises are available by way of a new lease for a term of years to be agreed.

### Rent

**£40,000** per annum exclusive.

### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value                      £23,750

Interested parties are advised to make their own enquiries with the local authority.

### 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.

### Accommodation

Internal Width	17' 9"	5.41 m
Shop Depth	59' 4"	18.10 m
Ground Floor	859 sqft	79.9 sqm
Basement	616 sqft	57.2 sqm

### EPC

B42

### 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.

### Legal Costs

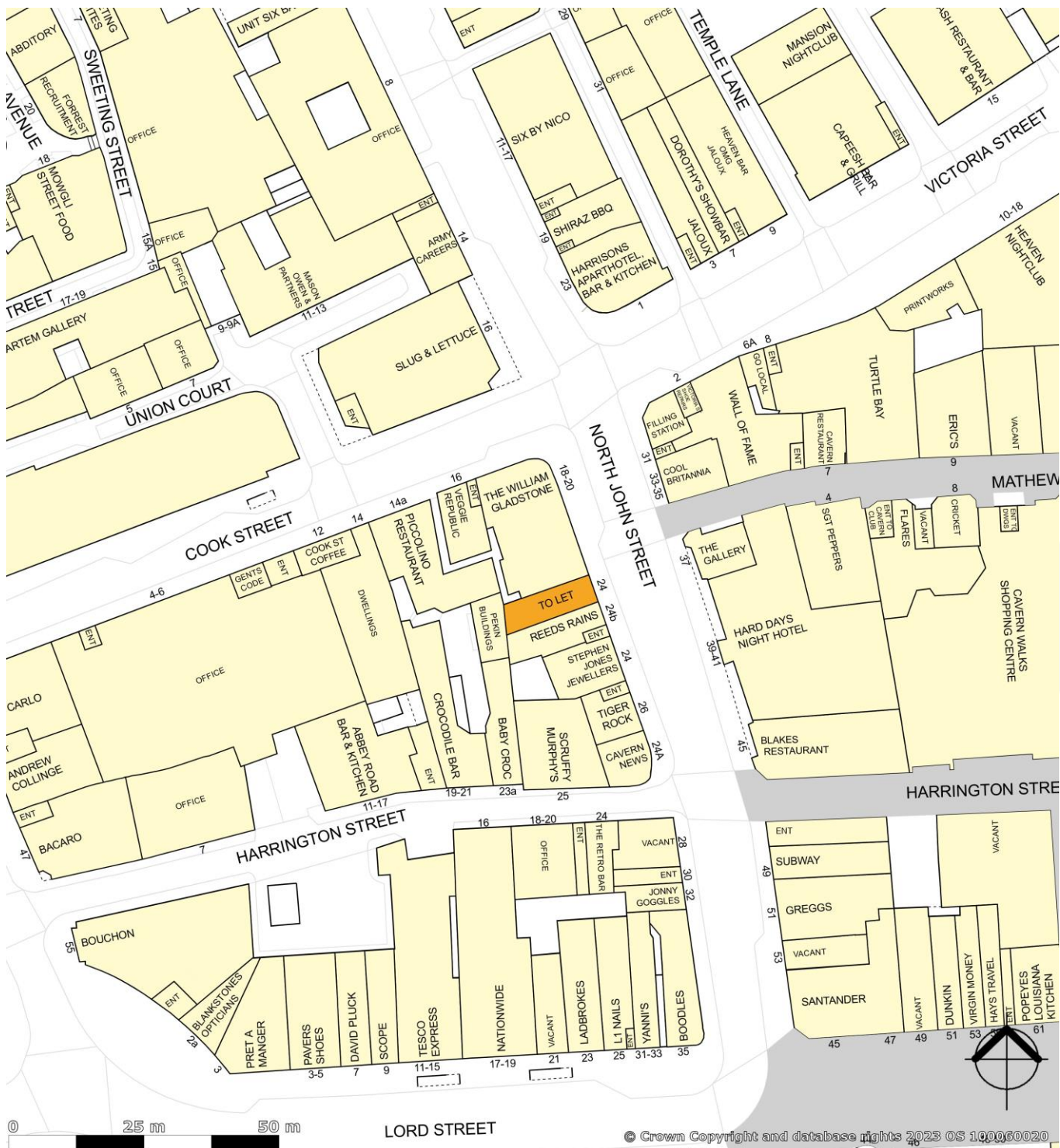
Each party will be responsible for their own legal costs incurred in the transaction.

### 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)



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.