

LIVERPOOL

19 CLARENCE STREET
L3 5TN

RETAIL / OFFICE UNIT
AVAILABLE BY WAY OF A
NEW LEASE



Location

The premises are located in a busy and prominent position on Clarence Street, opposite The City of Liverpool College and adjacent to Liverpool John Moores University Redmonds Building.

Accommodation

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

Ground Floor Sales	705 sq ft	65.5 sq m
Basement Sales/Storage	385 sq ft	35.8 sq m
Basement Kitchen	68 sq ft	6.3 sq m

Parking

Space for 3 cars at the rear of the property.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£20,000 per annum exclusive**.

Business Rates

Enquiries via the Valuation Office confirm the property has a Rateable Value of £13,250

Service Charge

There is a service charge payable for maintenance of common areas.

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

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.

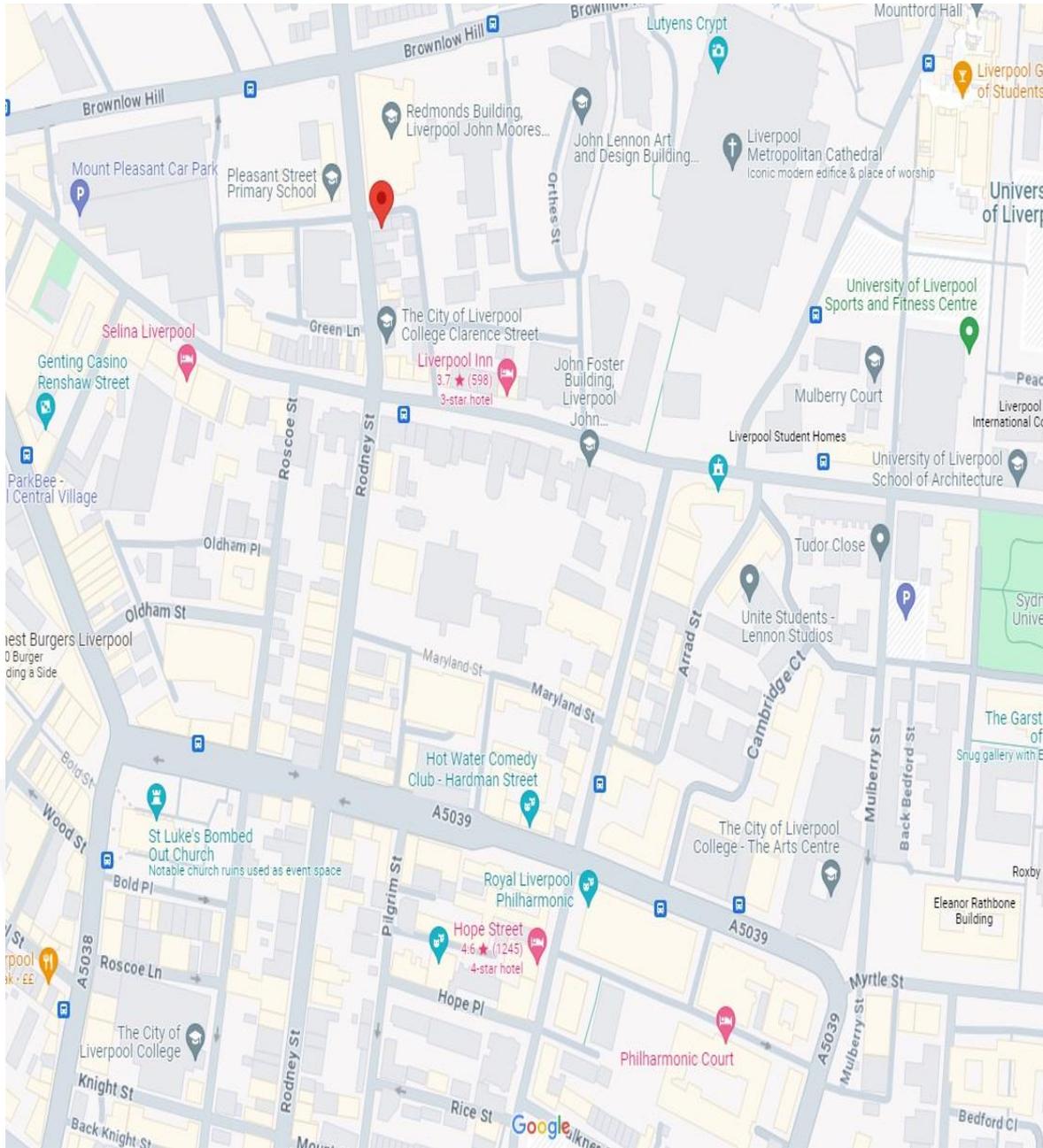
Photographs and plans

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



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.