

LIVERPOOL

116 Bold Street

SHOP UNIT AVAILABE BY WAY OF A NEW LEASE

Location

The property is located in a prominent position on Bold Street adjacent to **Ladbrokes** and opposite **Tesco**. Bold Street is home to numerous independent retailers and restaurants together with nearby occupiers including **Rudy's Pizza**, **The Italian Club**, **Maray**, **Bold Street Coffee** and **Pho**.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£47,500 per annum exclusive.

Business Rates

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

Rateable Value £35,000

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

EPC

D94.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.



Accommodation

Ground Floor Sales	876 sq.ft.	81.38 sq.m
First Floor Potential Sales	830 sq.ft.	77.11 sq.m.
Second Floor	137 sq.ft.	12.73 sq.m.

Legal Costs

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

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.

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.

Viewing

Strictly by appointment through the agent

Llyr Emanuel 07795 348079

llyr@emanueloliver.com



50 metres

Experian Goad Plan Created: 23/05/2024
 Created By: Emanuel Oliver Ltd



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