

LIVERPOOL

60 Bold Street

TO LET

(SUBJECT TO VACANT POSSESSION)



Rear view

Location

The property is located in a prominent position on the pedestrianised section of Bold Street, one of the most popular streets in Liverpool city centre. The shop also benefits from a second entrance from Wood Street at the rear. The street is home to numerous national and independent retailers and restaurants with nearby occupiers including **200 Degrees Coffee, Sostrene Grene, Subway, Fat Hippo, Pho** and soon to be joined by **Franco Manca**.

Lease

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

Rent

£80,000 per annum exclusive.

Business Rates

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

Rateable Value £39,000

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

VAT

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

Accommodation

Gross Frontage	23' 4"	7.11 m
Shop Depth	87' 0"	26.5 m
Ground Floor	1,645 sq. ft.	152.8 sq. m.
Basement	1,100 sq. ft.	102.2 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.

EPC

C61

Viewing

Strictly by appointment through the agent
 Dan Oliver

dan@emanueloliver.com



50 metres

Experian Goad Plan Created: 11/07/2024
 Created By: Emanuel Oliver Ltd



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