

LIVERPOOL

7 Myrtle Street

TO LET

(by assignment)

Location

The property is situated on Myrtle Street, within the heart of the University District and Knowledge Quarter, sitting immediately adjacent to The City of Liverpool College and close to The University of Liverpool campus. The location is close to The Royal Philharmonic with multiple occupiers in close proximity include **Coop**, **Caffe Nero** and **Greggs**.

Lease

The premises are held by way of an existing FRI lease expiring 6 August 2029. The property is available by way of assignment of the lease.

Rent

£80,000 per annum exclusive (subject to rent review, further details on request).

Business Rates

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

Rateable Value £33,250

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

EPC

C74

USE

The premises benefit from A4/Sui Generis Licensed Public House consent.



Accommodation

Ground Floor	4,246 sqft	394.5 sqm
First Floor	2,524 sqft	234.5 sqm
Second Floor	2,027 sqft	188.3 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.

Legal Costs

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

VAT

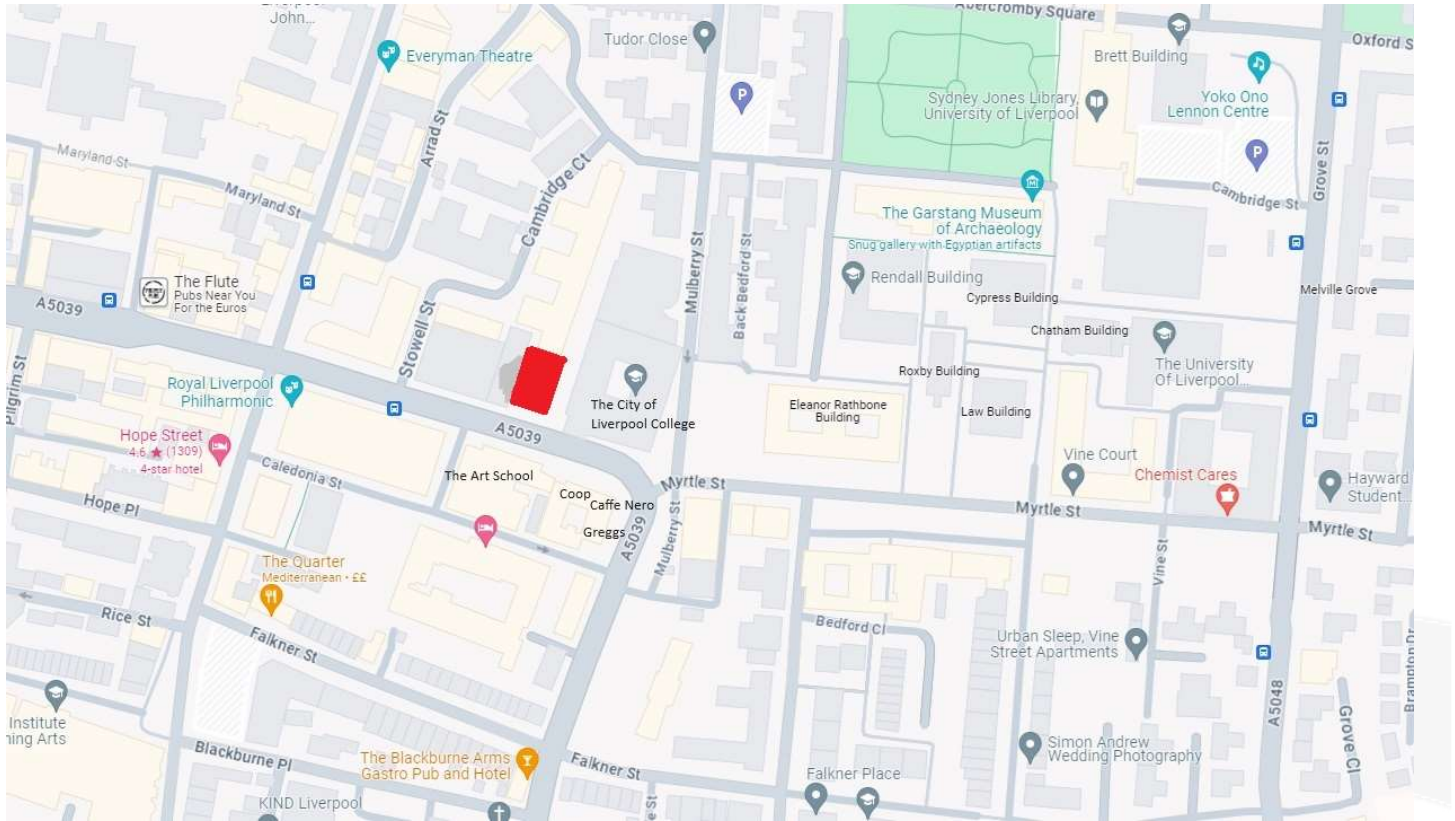
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Photographs and plans

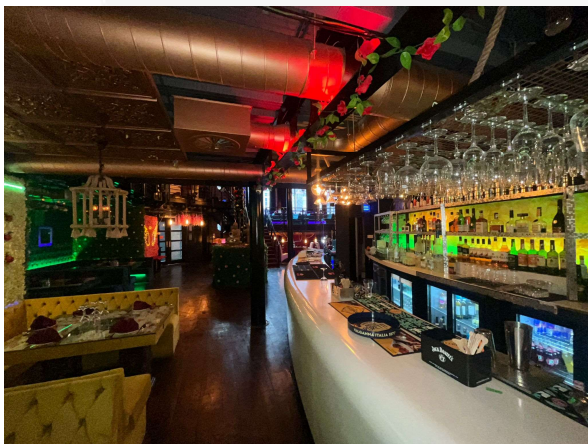
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment via the sole agents:
 Dan Oliver dan@emanueloliver.com
 07816 526089



Ground Floor



First Floor

