

LIVERPOOL

120 Bold Street

SHOP UNIT AVAILABE BY
WAY OF A NEW LEASE
Due to Relocation

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

£50,000 per annum exclusive.

Business Rates

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

Rateable Value £27,250

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

EPC

E-121.

VAT

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



Accommodation

Ground Floor Sales	839 sq.ft.	77.94 sq.m
First Floor	789 sq.ft.	73.3 sq.m.
Second Floor	128 sq.ft.	11.9 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

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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.