

On the Instruction of TSB Bank Plc

Leasehold Available

LIVERPOOL, 124 Mount Pleasant L3 5UX



Key Features

- Leasehold Available
- Within proximity to The University of Liverpool

Viewing

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Location

The subject property is located at the intersection of Mount Pleasant and Oxford Street and benefits from being within close proximity to the University of Liverpool. The premises lies approximately 2 miles east of Liverpool city centre and 33 miles west of Manchester.

Directly opposite the property is a parade of shops including **HSBC Bank**.

Description

The property is arranged over ground and first floor. The ground floor comprises a banking hall, two interview rooms, office space, cashiers counter, male and female W/C's and a strong room. The first floor provides ancillary storage space.

There is a car parking area to the rear of the building and the Bank has two reserved spaces.

Accommodation

Ground Floor	109.10 sq.m	1,174 sq.ft
First Floor	39.21 sq.m	422 sq.ft
Total Floor Area	148.31 sq.m	1,596 sq.ft

Tenure

The property is currently held on a lease expiring 24/03/2023.

Rent

The current rent passing is **£21,000** per annum, exclusive of all other outgoings.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £18,250. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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