



TO LET

RETAIL SHOP PREMISES

Lower Level Trading 2,612 sq.ft. (242.66 sq.m.)

70 Church Street, Liverpool L1 3AY

- Situated on Church Street, close to its junction with Bold Street and Hanover Street
- Opposite Clayton Square Shopping Centre
- Lower level space previously occupied by Coral Bookmakers, suitable for a variety of uses subject to planning permission.
- Neighbouring occupiers include O2, Primark, Cotswold Outdoor, Lloyds Bank, Virgin Media and Three
- New Quest apart-hotel situated on the upper floors

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

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Liverpool
L1 3AY



Area

Lower Level 2,612 sq.ft. (242.66 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

Rent

£40,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £45,000

EPC

C56

Legal costs

Each party to be responsible for their own legal costs.

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 through the agent:

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