



SHOP TO LET

Ground Floor 931 sq ft (86.49 sq m)

Unit 5, State House, North John Street, Liverpool L2 4SA

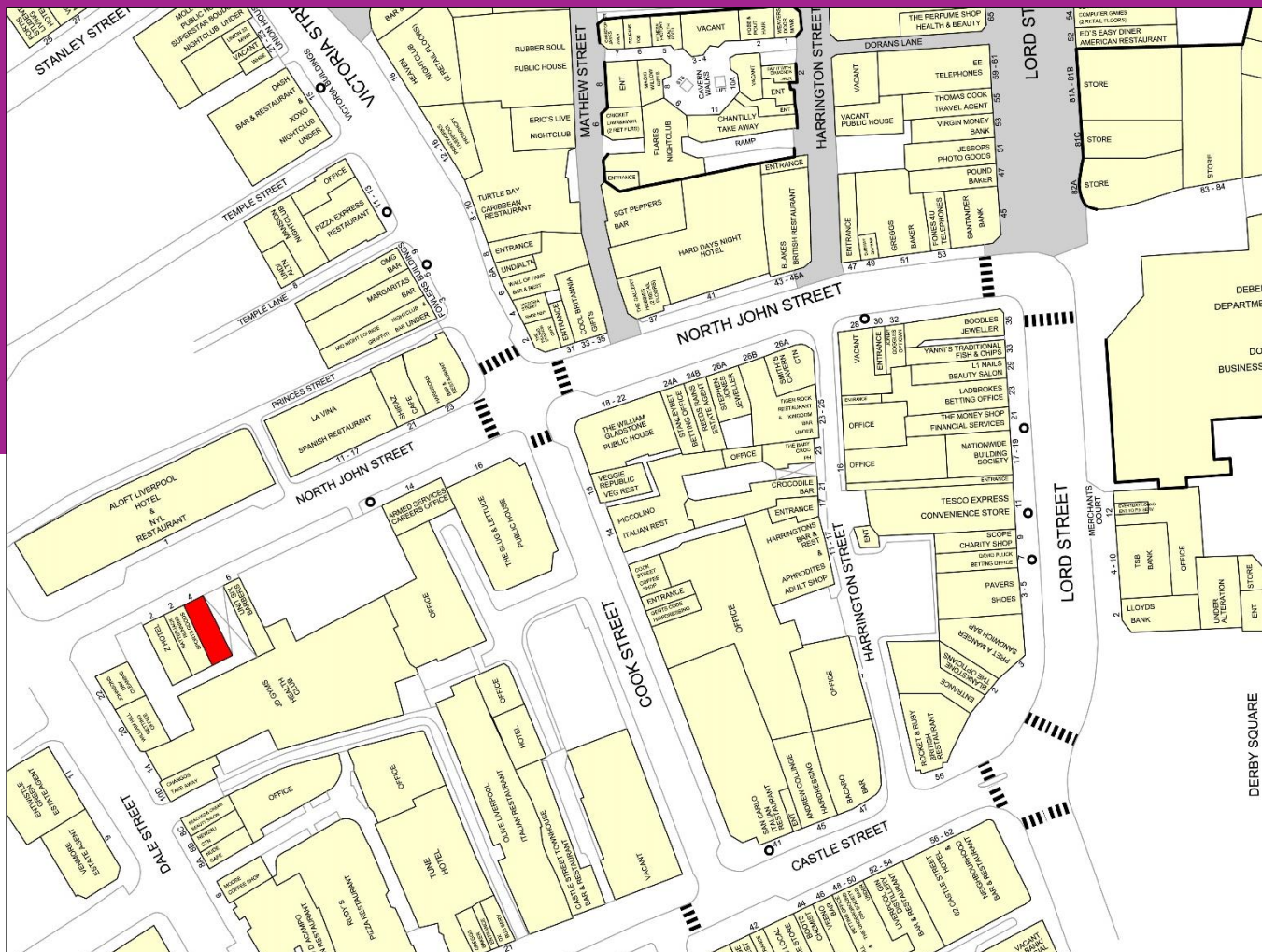
- Situated on North John Street close to junction with Dale Street in the Commercial core of the city.
- Premises are adjacent to Natterjack Running and Unit 6 Barbers. Other occupiers in the vicinity include La Vina, Aloft Hotel and Z Hotel
- North John Street links the business district to Lord Street and Liverpool One
- The premises are at ground floor with ancillary at mezzanine.
- Total floor area 1,806 sq ft (176.8 sq m)

**mason
owen...**

property consultants

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Floor Areas/Dimensions

Gross Frontage	19'08" (6.00 m)
Internal Width	18'03" (5.56 m)
Shop Depth	53'00" (16.25 m)
Ground Floor	931 sq ft (86.49 sq m)
Mezzanine	875 sq ft (81.29 sq m)
TOTAL FLOOR AREA	1,806 sq ft (167.8 sq m)

Tenure

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews every 5 years.

Rental

£28,000 per annum exclusive of rates, VAT and service charge (service charge details to be confirmed upon request).

Rates

Rateable Value: £19,750

Legal costs

Each party to be responsible for their own legal costs.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

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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