

LIVERPOOL

14/16 BOLD STREET

RETAIL UNIT AVAILABLE
BY WAY OF A NEW LEASE

A1/A2/A3 CONSENT

Location

The premises are located in an extremely busy position on Bold Street close to the junction with Church Street/Ranelagh Street and Hanover Street. The property is opposite Central Station and retailers nearby include **Caffé Nero**, **Holland & Barrett**, **Card Factory** and **Sk:n**.

Accommodation

Following redevelopment works the property is to be arranged on basement and ground floors with the following approximate Gross Internal Areas:

Basement	2,508 sq ft	233 sq m
Ground Floor	3,197 sq ft	297 sq m

Floor areas to be verified by prospective occupiers.

Lease

The property is available by way of a new full repairing and insuring lease

Rent

£100,000 per annum exclusive.

EPC

The Energy Performance asset rating is Band C 72. A full copy of the EPC is available for inspection if required.



Business Rates

The premises are to be re-assessed following division works.

The assessment is subject to transitional relief/phasing. Interested parties are advised to make their own enquires on 0151 233 3008.

Legal Costs

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

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, 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 through
Llyr Emanuel 0151 236 6725
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Dan Oliver 0151 236 2485
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or our joint agents
Sixteen 0161 461 1616

www.emmanueloliver.com