

# To Let

Type: Storage, Light Industrial



## Arches 64 & 65 Love Lane, Liverpool, L3 7DW

<b>Property Reference:</b>	MRF01801
<b>Town / City:</b>	Liverpool
<b>Type:</b>	Storage, Light Industrial
<b>Local Authority:</b>	Liverpool City Council - Tel: 0151 233 3068
<b>Size:</b>	6,070 sq ft (564 sq m)
<b>Rent:</b>	£5,500 Per Annum + VAT (£550 per month)
<b>Available from:</b>	Immediately
<b>Deposit:</b>	3 months rent – subject to status

### For further information...

- Call 0800 830 840
- Email us

### Location:

This property is situated on Love Lane which is close to Pall Mall and approximately one mile from the city centre.

### Description:

The property comprises two open arches with adjoining land. Access is via two double vehicular steel gates and the property is secured by brick walls and steel palisade fencing. There are currently no services connected at this property.

### Key Details:

- Open Storage
- Good Location
- Secure Compound
- Flexible Terms

### Property Agreement:

This is a three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

### Insurance:

The tenant is to pay the sum of £389 per annum in respect of a contribution to insurance.

### User Planning:

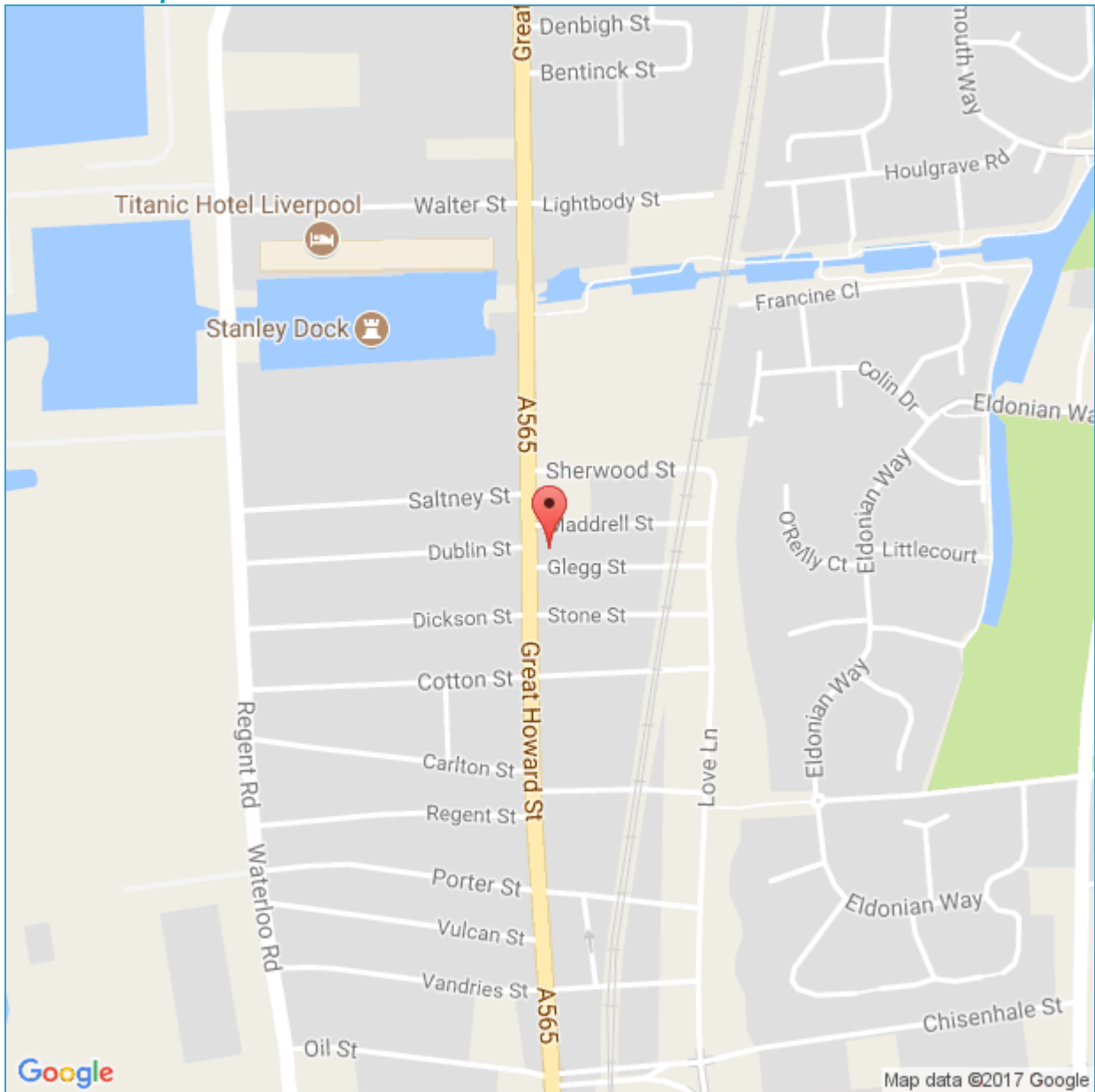
The property is suitable for open storage.

### Business Rates:

Payable by the tenant, please contact the local authority for details.

**Costs:**

## Location Map



### Documentation Required:

Photographic identity document (eg Passport or Driving Licence)  
Two Utility Bills confirming current Name and Address (If Limited Company then Company  
Registration Number required with names of Directors who sign the agreement)

Network Rail give 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 upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property. An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Network Rail does not oblige itself to accept the highest or any offer.

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