

LIVERPOOL

2 Vauxhall Road

SHOP TO LET



Location

The property is located in close opposite the Liverpool John Moores University Library building in a prominent location fronting Vauxhall Road within the heart of the student district. Nearby occupiers include **NHS Health Centre, Bargain Booze, Marybone Fish & Chips** as well as a number of student residential flats and other independent retailers.

Accommodation

The premises provide the following approximate areas and dimensions:

Internal Width	21' 4"	6.50 m
Shop Depth	36' 0"	10.97 m
Ground Floor	768 sqft	71.3 sqm

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£34,000 pax.**

EPC
C75

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries via the Valuation Office confirm the property is assessed as follows:
 Rateable Value £23,750

Interested parties are advised to make their own enquires.

Legal Costs

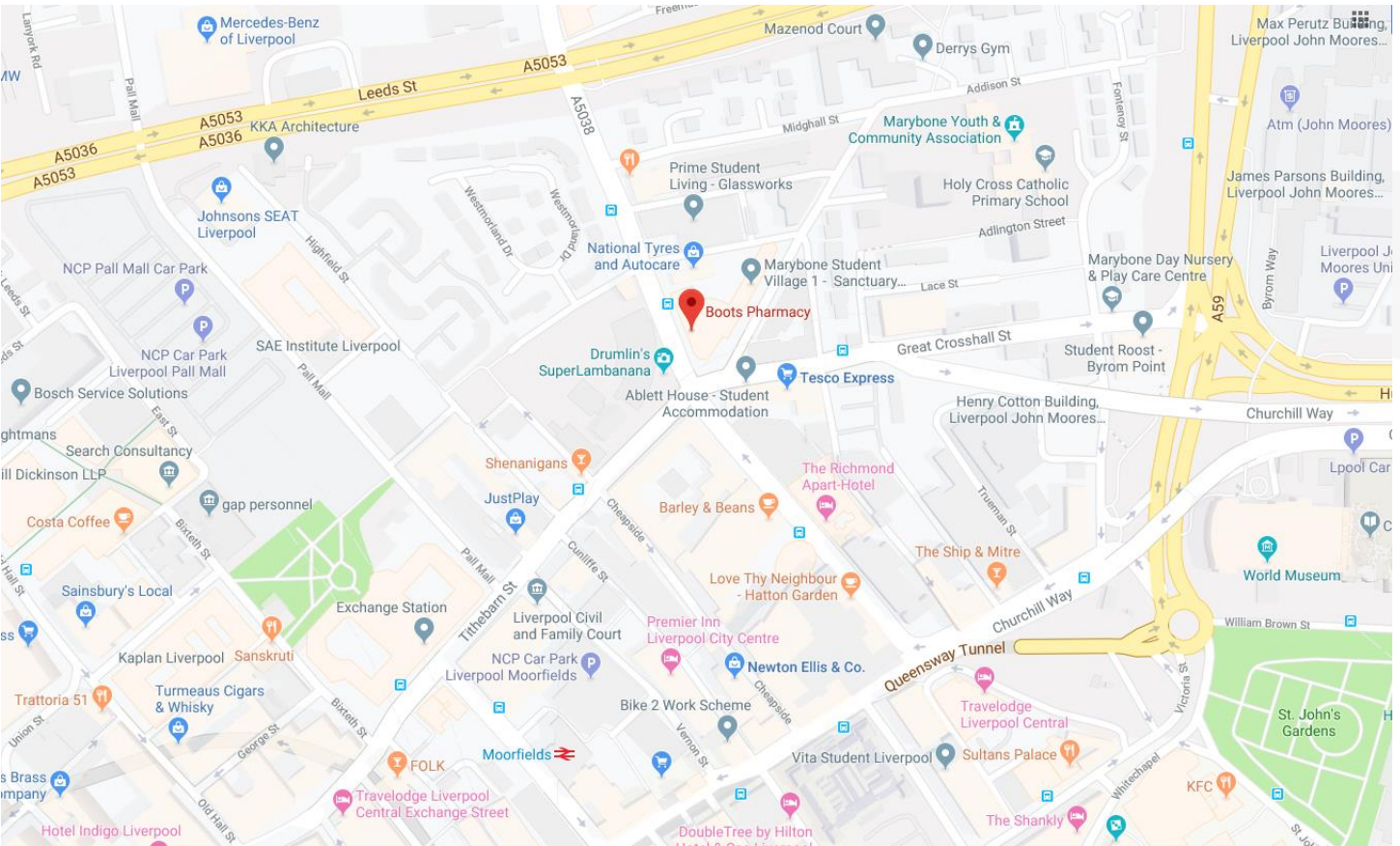
Each party will be responsible for their own legal costs incurred in the transaction.

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 Dan Oliver
 0151 236 2485
dan@emanueloliver.com



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