LIVERPOOL

73 CHURCH STREET

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



The premises are located in an extremely busy position on Church Street close to the junction with Parker Street and Ranelagh Street. Nearby retailers include McDonalds, Thomas Cook, Carphone Warehouse and Wildwood Restaurant.

Accommodation

The property is arranged on basement, ground, mezzanine, first and second floors with the following approximate areas:

Internal Width	12'7"	3.84 m
Shop Depth	59'	17.98 m
Basement	501 sq ft	46.54 sq m
Ground Floor	659 sq ft	61.22 sq m
Mezzanine (Sales)	152 sq ft	14.12 sq m
First Floor (Sales)	556 sq ft	51.65 sq m
Second Floor	340 sq ft	31.59 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of £69,500 per annum exclusive.

EPC

The Energy Performance asset rating is Band E, 115. A full copy of the EPC is available for inspection if required.



Business Rates

Verbal enquiries to Liverpool City Council Council confirm the property is assessed as follows:

Rateable Value

£47,500

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

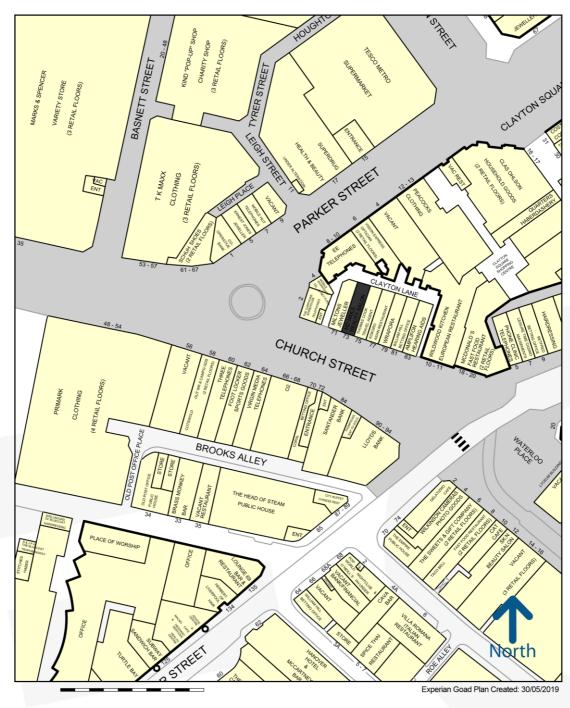
Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com





Liverpool - Central





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