

## ASSIGNMENT OR SUBLETTING

### UNIT 1, 9/19 BOLD STREET LIVERPOOL L1 4DN

**ATTRACTIVE INCENTIVE AVAILABLE  
SUBJECT TO STATUS**



#### Location

The premises occupy a first class trading location on the pedestrianised section of Bold Street, one of Liverpool's principal shopping streets. Adjoining **Costa Coffee**, other nearby multiples include **The Body Shop**, **Starbucks**, **Greggs**, **Caffe Nero**, **The Works** and **Home Bargains**.

#### Accommodation

The premises provide the following approximate dimensions and floor areas:-

Internal Width	34ft 7ins
Shop Depth (max)	80ft 11ins

<b>Ground Floor</b>	<b>Sales</b>	<b>2,419sqft</b>
<b>Basement</b>	<b>Sales</b>	<b>1,961sqft</b>
<b>First Floor</b>	<b>Sales</b>	<b>2,124sqft</b>
<b>Second Floor</b>	<b>Ancillary</b>	<b>2,426sqft</b>

Male and female toilet accommodation also provided.

The shop was fitted by the current occupier to a high specification and benefits from 3 levels of trading and a passenger lift.

#### Lease

The premises are held by way of a 15 year effectively FRI lease from 20<sup>th</sup> February 2008, subject to upward only rent review at five yearly intervals, at a current rent of **£135,000 per annum exclusive**.

**Note** – Alternatively a new lease may be available direct from the landlord. Further details upon request.

#### Rating Assessment

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:-

Rateable Value	£77,500
Rates Payable 2019/2020	£40,165

Interested parties must, however, seek independent verification from Liverpool City Council (tel 0151 233 3008).

#### Service Charge

The tenant is responsible for payment of a service charge. Further details are available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Energy Performance Certificate

The property has been independently assessed and certified as falling within Band C. A copy of the EPC is available on request.

#### Timing

Possession is available immediately upon completion of legal formalities, subject to the landlord securing vacant possession.

#### Viewing

Strictly by appointment through this office.

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Created By: Lawson Hubbard Lowe



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A list of directors can be seen at 4 Queen Street, Leeds LS1 2TW