

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

Ground Floor	Sales	2,419sqft
Basement	Sales	1,961sqft
First Floor	Sales	2,124sqft
Second Floor	Ancillary	2,426sqft

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 20th 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.

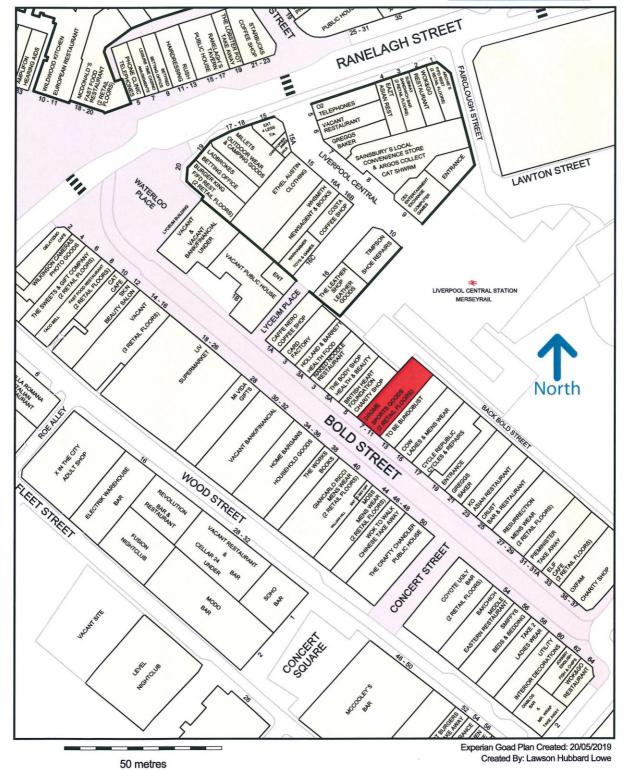
Viewing

Strictly by appointment through this office.

Jeff Worrall <u>jeffw@l-h-l.com</u>









Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011