

FOR SALE

RETAIL UNITS

1,305 sq ft (121.1 sq m) – 3,013 sq ft (279.9 sq m)

Units 2 & 3 Burlington House, Burlington Street, Liverpool L3 6LG

- AVAILABLE SEPARATELY OR AS A WHOLE
- WELL LOCATED OUT OF TOWN
 RETAIL TERRACE
- DENSELY POPULATED RESIDENTIAL
 AREA

Location

Burlington House is located within Vauxhall on the outskirts of Liverpool City Centre. The units are well accessed by Burlington Street with direct access to Leeds Street and the wider city.

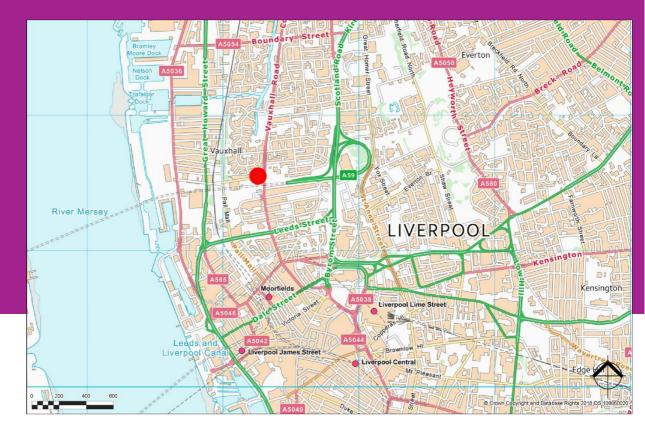
Burlington Houses is serviced by 44 public parking spaces, which allows great scope to any company's clientele.

The units are well serviced by public transport connections, with bus stops being located within close proximity along Vauxhall Road.





Units 2 & 3 Burlington House Burlington Street Liverpool L3 6LG



Description

The units are of brick/breezeblock construction on the ground floor of a residential/retail premises. The units, which are currently occupied, are essentially in shell condition, with strip lighting, and a glass shop front entrance.

Areas

Unit 2 (57)	1,305 sq.ft. (121.2 sq.m.)
Unit 3 (59)	1,708 sq.ft. (158.7 sq.m.)
Whole	3,013 sq.ft. (279.9 sq.m.)

Price

The Long Leasehold interest is offered at the following asking figures:

Unit 2 (57)	£150,000 (125 years from July 2016)
Unit 3 (59)	£155,000 (250 years from July 2016)
Whole	£295,000

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs.

VAT

No VAT is payable

Rates

To be re-assessed

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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Viewing

Strictly through the agent:

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