

TO LET

66-70 Church Street Liverpool L1 3AY



4,311 sq ft

Area - Ground Floor



£250,000 p/a

Rent



£174,000

Rates - RV



C56

EPC

- Situated on Church Street, close to its junction with Bold Street and Hanover Street
- Opposite Clayton Square Shopping Centre
- Suitable for a variety of uses subject to planning permission
- Neighbouring occupiers include Primark, Cotswold Outdoor, Lloyds Bank and Quest Apart-Hotel

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Area

Ground Floor Sales 4,311 sq ft (400.5 sq m) - could be extended to 4,400 sq ft (408.77 sq m)
Basement 1,333 sq ft (123.84 sq m) - could be extended to 4,160 sq ft (386.46 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£250,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value: £174,000

Subject to re-assessment if premises are extended.

EPC

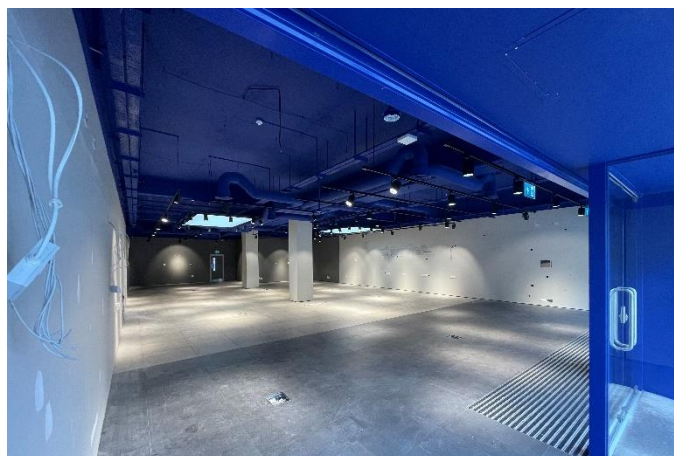
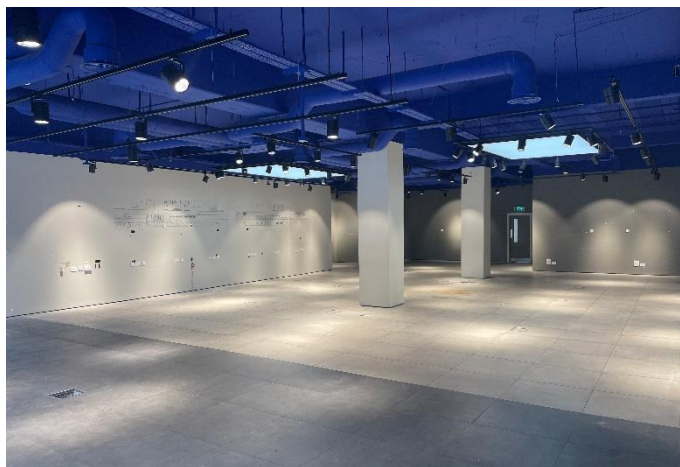
C56

Planning

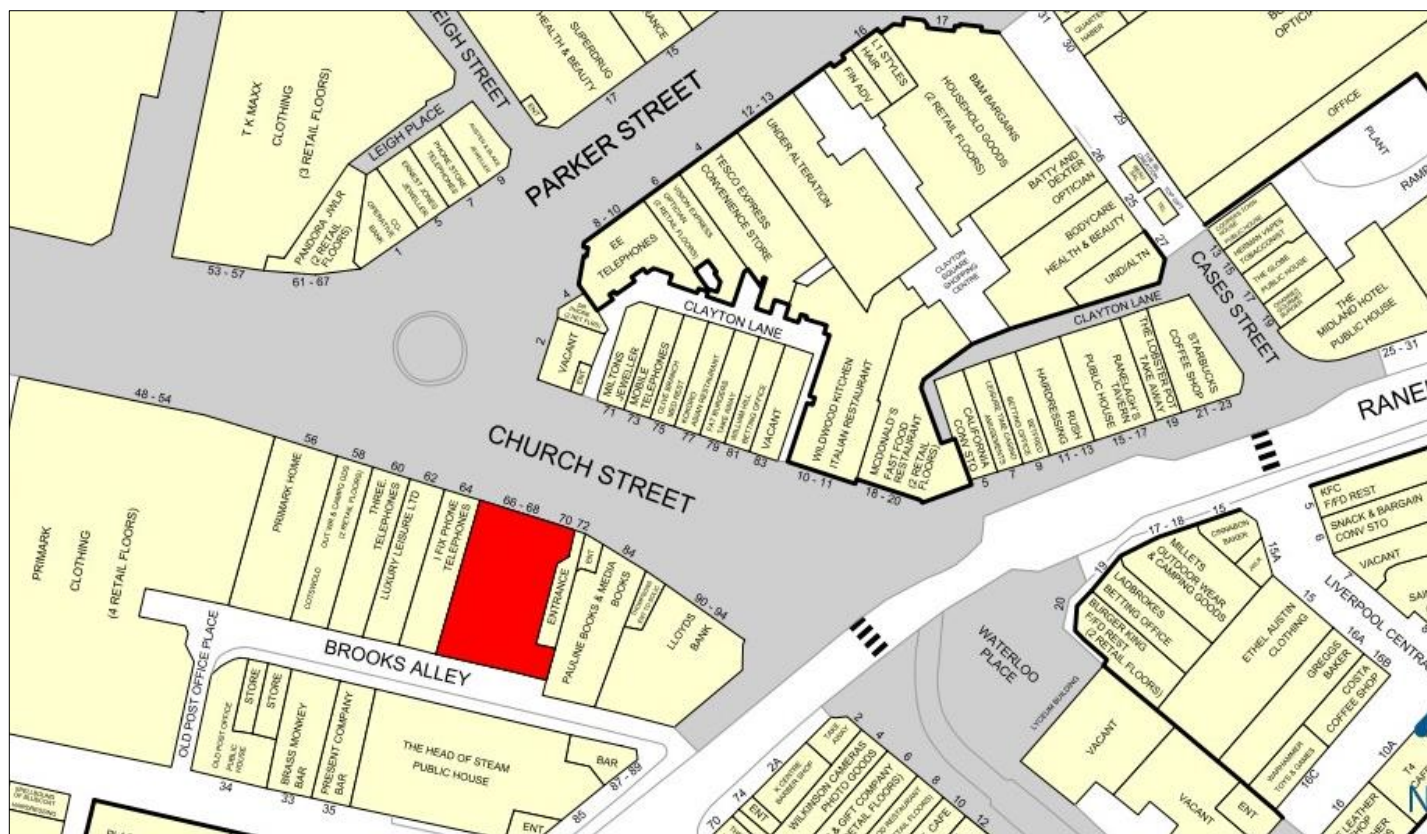
The premises currently benefit from A1 Planning Permission but would be suitable for a number of uses subject to the necessary consents.

Legal costs

Each party to be responsible for their own legal costs.



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For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

Disclaimer

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