

TO LET

Lower Level Trading

70 Church Street, Liverpool L1 3AY



2,612 sq ft

Area - Lower Level



£40,000 p/a

Rent



£80,500

Rates - RV
(subject to appeal)



D78

EPC

- Situated on Church Street, close to its junction with Bold Street and Hanover Street
- Close to Liverpool Central Station, Liverpool's busiest rail station
- Lower level trading space with direct access off Church Street
- Suitable for a variety of uses subject to planning
- Other retailers close by include McDonalds, Primark, TK Maxx, Cotswold Outdoor, Pandora and Superdrug.



70 Church Street Liverpool L1 3AY



Area

Ground Floor Entrance Lobby
Lower Level 2,612 sq ft (242.65 sq m)

Terms

Available by way of a new full repairing and insuring lease outside the Landlord & Tenant Act.

Rent

£40,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £80,500
This is subject to appeal.

EPC

D78

Planning

A1 Retail Planning currently in place. Property is suitable for a variety of uses subject to planning.

Legal costs

Each party to be responsible for their own legal costs.

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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. August 2024



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