TO LET

Mason Owen

Lower Level Trading 70 Church Street, Liverpool L1 3AY









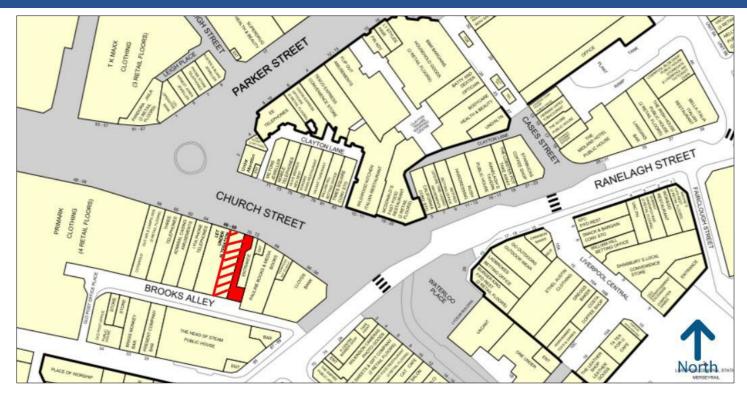


- Situated on Church Street, close to its junction with Bold Street and Hanover Street
- Close to Liverpool Central Station, Liverpool's busiest rail station
- Lower level trading space with direct access off Church Street
- Suitable for a variety of uses subject to planning
- Other retailers close by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



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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

Al 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:



Peter Burke M: 07798 576790 E: peter.burke@masonowen.com

Code for Leasing Business Premises

 ${\it Please be aware of the RICS Code for Leasing Business Premises which can be found on:}\\$

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.

Disclaime

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