

PRIME RETAIL UNIT TO LET

27-29 BOLD STREET

LIVERPOOL, L1 4DN



SITUATION / DESCRIPTION

Premises are positioned on the east side of the bustling pedestrian section of Bold Street at its junction with Concert Street. Bold Street offers a vibrant mix of independent and national retailers linking the prime retail location of Church Street and Liverpool One with the leisure destination of Concert square and the development of the former Lewis's Department Store, Central Station, the University Campus area and Cathedrals of Hope Street and Rodney Street. Other occupiers on Bold Street include Utility, Oxfam, Jacobs Photographic, Brew, Resurrection, Costa Coffee, Footasylum, Giancarlo Ricci amongst others including Home Bargains, Halifax and Argos.

ACCOMMODATION

The premises are arranged over four floors and have a dramatic two storey shop front with sales staircase providing customer access to first floor sales area. Sale accommodation is of regular shape and is column free providing good clear sales floors.

The accommodation comprises the following approximate dimensions and net internal floor areas:-

Gross Frontage	12.66 m	(41'6")
Internal Width	11.76 m	(38'7")
Ground Floor Sales	190 sq m	(2,106 sq ft)
Ground Floor Ancillary	3.25 sq m	(358 sq ft)
1st Floor Sales	147.5 sq m	(1,587 sq ft)
2nd Floor Ancillary	32.5 sq m	(350 sq ft)
3rd Floor Ancillary	25 sq m	(270 sq ft)

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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LEASE

The premises are available by way of a new lease drafted on tenants full repairing and insuring terms for a period of 15 years.

RENT

£85,000 per annum exclusive subject to 5 yearly upward only rent review provisions of the lease.

BUSINESS RATES

The valuation office database advises the premises have a Rateable Value of £106,000. Interested parties are advised to make their own enquiries with the local authority 0151 233 3068.

EPC

EPC Certificate reference number: 0791-0286-4940-7400-5003

Energy Performance Asset Rating: C-72

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of any documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk
mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared

Hitchcock Wright
& Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

