

PRIME SHOP TO LET 4 BOLD STREET LIVERPOOL



LOCATION

The property occupies a prominent trading location on Bold Street, close to its junction with Ranelagh Street and Church Street. Nearby multiple retailers include Bravissimo, Waterstones, Argos, HMV, Up & Running, Caffè Nero, Card Factory, Holland & Barrett, Bodyshop, Drome and Costa Coffee.

ACCOMMODATION

The unit is arranged on basement, ground, first, second and third floors with the following approximate areas and dimensions:-

Gross frontage	18'2"	5.53m
Window frontage	16'2"	4.92m
Internal width (max)	18'0"	5.48m
Shop depth	71'0"	21.64m
Ground floor sales	1,061 sq ft	98.57 sq m
First floor sales	934 sq ft	86.77 sq m
First floor ancillary	153 sq ft	14.21 sq m
Second floor ancillary	827 sq ft	76.83 sq m
Third floor ancillary	680 sq ft	63.17 sq m
Basement ancillary	725 sq ft	67.35 sq m

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews

RENT

£70,000.00 per annum exclusive.

UNIFORM BUSINESS RATES

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	£98,000
Uniform Business Rates 2009/2010	48.5p
Rates Payable 2009/2010	£47,530 (approx)

For verification purposes prospective tenants are advised to make their own enquiries with Liverpool City Council (0151 233 3000).

EPC

We are advised that an EPC has been requested and further information will be available upon application.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of 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 Joel Lawson, Hitchcock Wright & Partners. Ref: JCB/JGL.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwardp.co.uk

joellawson@hwardp.co.uk

Subject to Contract

Details Prepared JANUARY 2010



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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