

TO LET

5-7 RAINFORD SQUARE LIVERPOOL, L2 6PX



SITUATION/DESCRIPTION

The premises are situated fronting Button Street with a return elevation to Rainford Square. Button Street connects Harrington Street and Cavern Walks Shopping Centre with Whitechapel and the Met Quarter, and is in close proximity to prime shopping on Church Street and Lord Street.

The premises are approached via a short flight of steps and provide ground and first floor sales accommodation plus ancillary space at first floor.

ACCOMMODATION

The floor areas are calculated in accordance with the RICS Code of Measuring Practice and are calculated as follows:-

Ground Floor	58.49 sq m	(629 sq ft)
First Floor	47.23 sq m	(508 sq ft)
Total	105.72 sq m	(1,138 sq ft)

LEASE

The premises are available by way of a new lease drafted on effectively full repairing and insuring terms for a period to be agreed.

RENT

£25,000 pa exclusive, subject to upward only rent reviews at the end of each fifth year.

BUSINESS RATES

Interested parties should make their own enquiries with Liverpool City Uniform Business Rates Dept (tel: 0151 225 3409)

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.

EPC

Certificate Reference No: 0910-3052-0337-0891-4721. The building has an energy efficiency rating of 74. A copy of the Certificate will be made available upon request.

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 Matt Kerrigan or Joel Lawson, Hitchcock Wright & Partners. Ref: MRK/JGL.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwandp.co.uk / joellawson@hwandp.co.uk

Subject to Contract

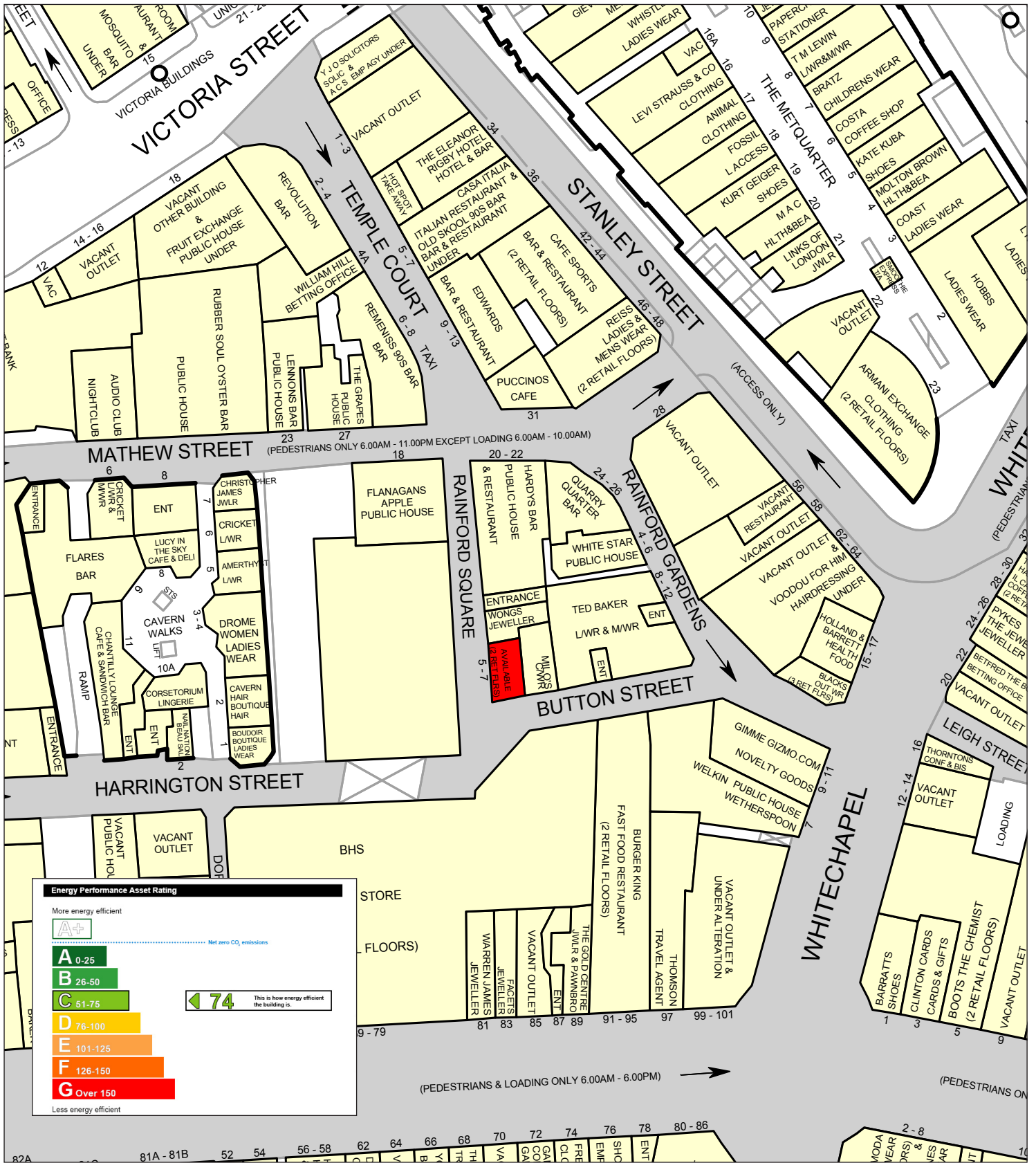
Details Prepared December 2009



Hitchcock Wright & Partners
CHARTERED SURVEYORS
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