

# TO LET

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£20,000 per annum



## 44 Berry Street, Liverpool L1 9DF

### LOCATION

The subject property is located in the City Centre of Liverpool surrounded by a mixture of commercial and retail premises. Berry Street is largely made up of independent traders and lies in close proximity to other retail and leisure locations such as Bold Street, Duke Street and St Luke's Bombed Out Church. There is also a number of student housing developments located close to the property.

### DESCRIPTION

The property is positioned over ground floor and basement level. The premises comprises of an open plan sales area with basement ancillary storage and W/C facilities.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Total	322 sq.ft.	29.97 sq.m.
Basement Total	403 sq.ft.	37.52 sq.m.

### TERM

A new full repairing and insuring lease for a term of years to be agreed.

### RENT

£20,000 per annum exclusive.

### VAT

The property is not registered for VAT.

### BUSINESS RATES

The property has been assessed as having a rateable value of £13,000 per annum.

### EPC

Certificate Number: 0920-8928-0381-5160-0054  
Energy Performance Asset Rating: C

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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alanafinn@hwandp.co.uk

Subject to Contract

Details Prepared April 2024





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