

TO LET

PROBABLY THE MOST PROMINENT SHOP IN LIVERPOOL

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£120,000 per annum



69 Church Street / 2 Parker Street, Liverpool L1 1DN

SITUATION AND DESCRIPTION

Ground floor and basement retail unit located at the junction of Church Street and Parker Street facing a daily throng of shoppers amongst a mix of retail occupiers including Primark, TK Max, Lush, Decathlon, B & M Bargains, Pandora and many others as per the attached goad extract.

ACCOMMODATION

With fully glazed elevations to both Church Street and Parker Street the premises boast the following approximate areas:-

Gross frontage:	11.2 metres	(36.8 feet)
Ground floor	63 sq.m.	(680 sq.ft.)
Basement	35 sq.m.	(380 sq.ft.) approximately

NEW LEASE

The property is available by way of a new lease for a term of 10 years drafted on tenants full repairing and insuring terms.

RENT

Initial rent £120,000 per annum exclusive.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of £72,500 per annum as at 1st April 2023. Further information available on the Valuation Office website.

EPC

Certificate Number: 1227-6067-6085-7634-7724
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 John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwardp.co.uk

Subject to Contract
Details Prepared November 2023



69 Church Street / 2 Parker Street, Liverpool L1 1DN



50 metres



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