

# TO LET GROUND FLOOR

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£45,000 per annum



## 72 Duke Street, Liverpool L1 5AT

### LOCATION

Situated within the Rope Walks area the property is positioned on the west side of the street close to its junction with Duke Street between York Street and Suffolk Street a popular and vibrant mixed use area including residential, apart hotels, bars, restaurants and business use.

### DESCRIPTION

The premises comprise self contained ground floor accommodation benefitting from an aluminium framed shop front and an underground car park space.

The premises are suited to retail, showroom or business occupation but are not available for licenced restaurant or bar.

### ACCOMMODATION

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

Internal width	15.13 m	
Maximum depth	12.93 m	
Gross internal area	2,105 sq.ft.	195.5 sq.m.

### LEASE

The premises are available by way of a new effective full repairing and insuring lease for a period of 10 or more years.

### RENT

£45,000 per annum exclusive subject to the upward only rent review provisions of the lease in the 5th year.

### VAT

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

### UNIFORM BUSINESS RATES

The property has been assessed for Uniform Business Rates having a rateable value of £27,500 effective from 1st April 2023. Interested parties should make their own enquiries as to business rates payable. Liverpool City Council 0151 233 3008 or www.voa.gov.uk/businessrates

### SERVICE CHARGE / BUILDINGS REINSTATEMENT INSURANCE

Figures available upon application.

### EPC

The current certificate has expired a replacement has been requested.

### 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 April 2025



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