

# TO LET

## Ground Floor Retail Unit

£50,000 pa



## 28 NORTH JOHN STREET, LIVERPOOL, L2 9QN

### LOCATION

Situated on a prominent corner plot on North John Street, the premises has a continuous footfall, being close to the pedestrianised area of Lord Street and Liverpool One. The property is a short distance away from some of the main bus stops which links the City Centre to the suburbs of Liverpool. The property is an 11 minute walk away from Liverpool Lime Street train station. Neighbouring occupiers include Boodles Jewellers, Greggs, Santander, Subway and Blakes Restaurant.

### DESCRIPTION

The property comprises of a ground floor retail unit fronting North John Street with a glazed return frontage to Harrington Street. Internally the trading area is split with demountable walls which can be removed if desired. There will be a DDA compliant w/c at the rear.

### 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	83.64 sq.m	900 sq.ft.
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### LEASE

The property is available by way of a new lease for a term of years to be agreed drafted on effective full repairing and insuring terms.

### RENT

£50,000 per annum exclusive

### BUSINESS RATES

To be re-assessed.

### EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

### VAT

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

### 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, Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

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Subject to Contract

Details Prepared July 2022

28 NORTH JOHN STREET, LIVERPOOL, L2 9QN

