

TO LET

Ground Floor Commercial Space

£14,500 per annum



Unit 4 Old Haymarket, 89 Victoria Street, Liverpool, L1 6DG

LOCATION

Old Haymarket seamlessly mixes Edwardian conversions and new buildings to create high-quality urban apartments and retail outlets. The site is situated in Liverpool city centre, adjacent to major regeneration projects such as Queen Square and Millennium House. Tenants benefit from a great central location as Lime Street Station, Queensway Tunnel and Liverpool Bus Station are just a short distance away, as well as popular heritage attractions including the Walker Art Gallery, The World Museum and St George's Hall

DESCRIPTION

The property comprises a large ground floor sales space with W/C and storage facilities. The self-contained shell unit would suit a variety of uses such as a restaurant, retail or office use. The premises has excellent access to all central shops, offices, hotels, and leisure 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: 103.43 sq.m. 1,113 sq.ft.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed

RENT

£14,500 plus VAT per annum exclusive.

SERVICE CHARGE

£2,226 plus VAT per annum

BUSINESS RATES

TBC

EPC

Certificate Number: 9737-3003-0631-0901-2525
Energy Performance Asset Rating: D

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.

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Subject to Contract
Details Prepared October 2023



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