

# TO LET

## LOWER GROUND OFFICE

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£13,000 per annum



## 17A & 17B Sweeting Street, Liverpool L2 4TE

### LOCATION

The property is located just off Castle Street in Liverpool City Centre, within walking distance of Grosvenor's Liverpool One Scheme, James Street Merseyrail Station, and the historic Matthew Street. Sweeting Street is surrounded by various national and local operators including San Carlo, The Alchemist, The Restaurant Bar & Grill, Castle Street Townhouse, Riva Blue, Greggs, and Rudy's Pizza among others.

### DESCRIPTION

The property is positioned at lower ground floor level and consists of two spacious open-plan office areas. The premises includes storerooms, W/C and kitchen facilities as well as a small yard area. The property also benefits from an intercom system.

### 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	98.69 sq.m.	1,062 sq.ft.
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### TERM

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

### RENT

£13,000 per annum exclusive.

### VAT

The property is not elected for VAT.

### BUSINESS RATES

The premises have been assessed having a rateable value of £3,550.

### EPC

Certificate Number: 0990-2230-0390-1680-1004

Energy Performance Asset Rating: E

### 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.

Tel. No. 0151 227 3400

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Subject to Contract

Details Prepared November 2023





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