

TO LET LOWER GROUND RETAIL / OFFICE UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£18,000 per annum



Tithebarn Street, Silkhouse Court Unit A, Liverpool, L2 2LZ

LOCATION

The subject property is situated on Tithebarn Street, a prominent and busy thoroughfare which is a key link between the new office core and the southern side of the City Centre. The premises resides in the heart of the business district with a heavy footfall during the working week with pedestrians from St. Paul's Square heading along Old Hall Street and Bixteth Street. Neighbouring occupiers including, Sass Café, Travelodge, Fazenda, Tempest and Costa Coffee. Furthermore, Moorfields train station is a minute walk from the subject property providing excellent transport links for staff and clientele. As well as the Queensway tunnel being a 4-minute drive away, providing access to the Wirral.

DESCRIPTION

The property is at lower ground level and would be an ideal space for an office, clinic or studio. Externally the property has a double door with a large shop window. Internally, the main retail area is a large rectangular shape with smaller private rooms towards the back. The property does offer some natural light with the large shop front window and small windows at street level.

ACCOMMODATION

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

Total Floor NIA	159 sq.m.	1,711 sq.ft.
-----------------	-----------	--------------

RENT

£18,000 plus VAT per annum exclusive

BUSINESS RATES

TBC

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 of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwandp.co.uk
alanafinn@hwandp.co.uk

Subject to Contract
Details Prepared November 2022

Tithebarn Street, Silkhouse Court Unit A, Liverpool, L2 2LZ

