

TO LET

Situated at the Heart of
Liverpool City Centre

2,357 sq.ft. with WC and Shower
Accommodation

THE GYM AT TRUEMAN
3-5 TRUEMAN STREET
LIVERPOOL
L3 2BA



LOCATION AND DESCRIPTION

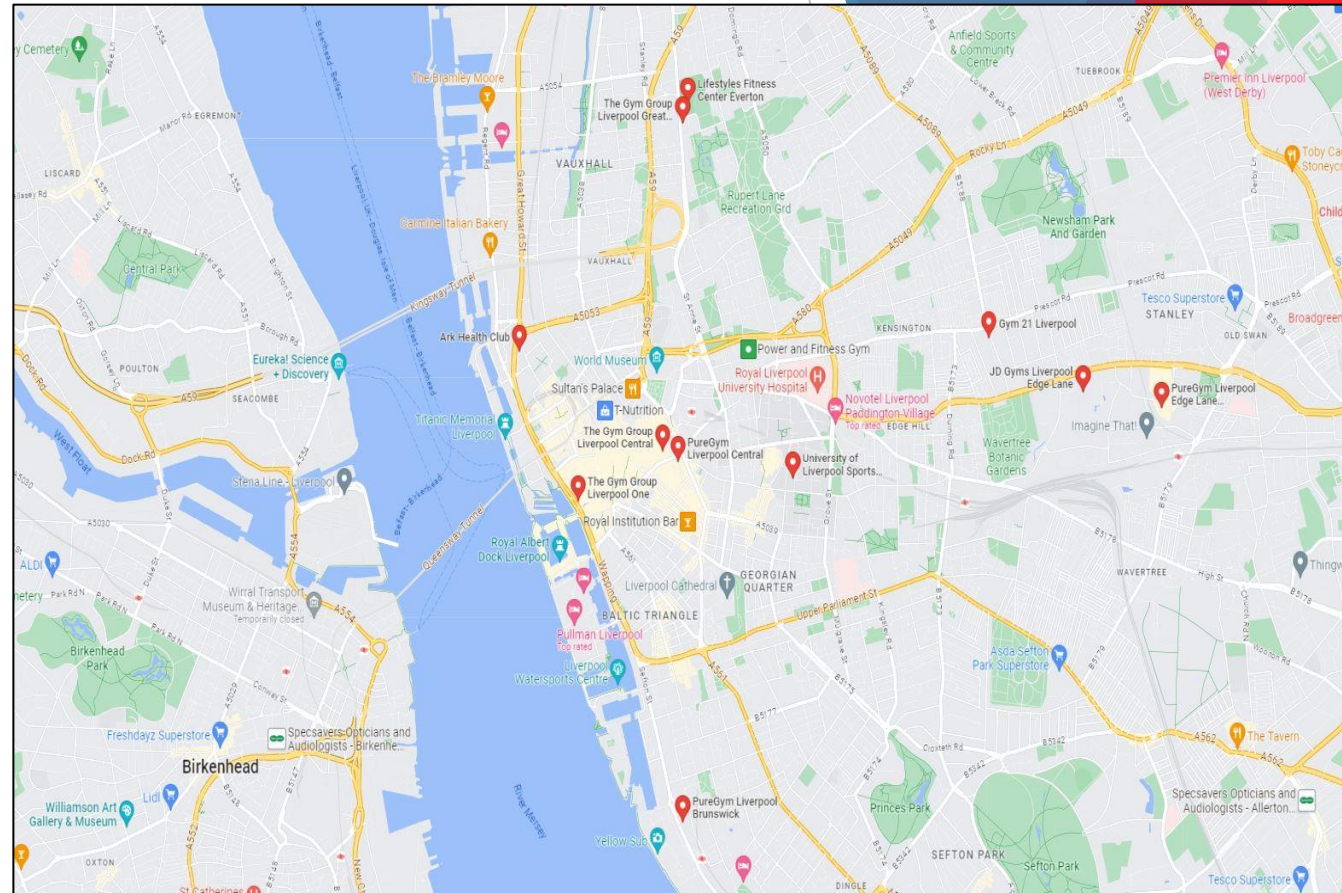
The subject property comprises a gymnasium located predominantly at basement level, beneath residential flat accommodation

It is situated at the heart of Liverpool City Centre, just off Dale Street, with on-street parking available on Trueman Street itself

At ground floor level is located a reception behind double glazed windows and glazed door, and electronically powered roller shuttering

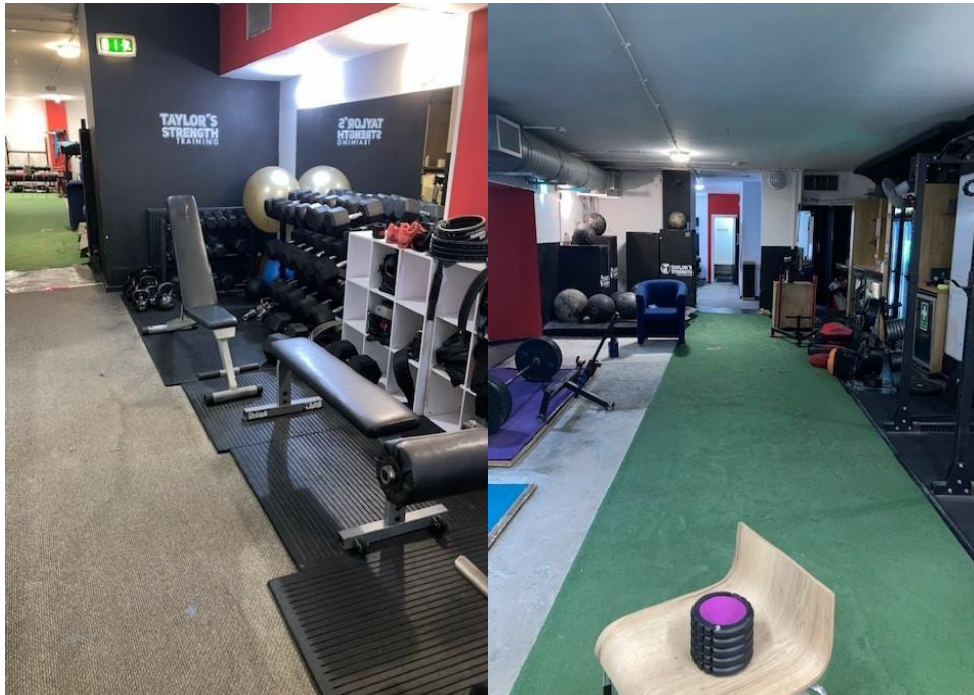
A circular staircase gives access to a basement reception, three gymnasium areas, two changing rooms, and ancillary wc and shower room areas

The property is heated by way of gas fired central heating, and has air conditioning



ACCOMMODATION

Ground	88 sq.ft.	8.18 sq.m.
Basement Reception	262 sq.ft.	24.35 sq.m.
Gymnasium Areas	619 sq.ft.	57.53 sq.m.
	767 sq.ft.	71.28 sq.m.
	239 sq.ft.	22.21 sq.m.
Changing Rooms	242 sq.ft.	22.49 sq.m.
	140 sq.ft.	13.01 sq.m.
TOTAL	2,357 sq.ft.	219 sq.m.



SERVICES

All mains services are available. The tenant being responsible for all bills.

RENTAL

£250.00 per week plus bills.

TENURE

All internal repairing lease is available, of a duration to be agreed, on payment of a weekly rent of £250.00.

RATING

The local and rating authority for the area is Liverpool City Council. No form of non-domestic rate is payable.

VAT

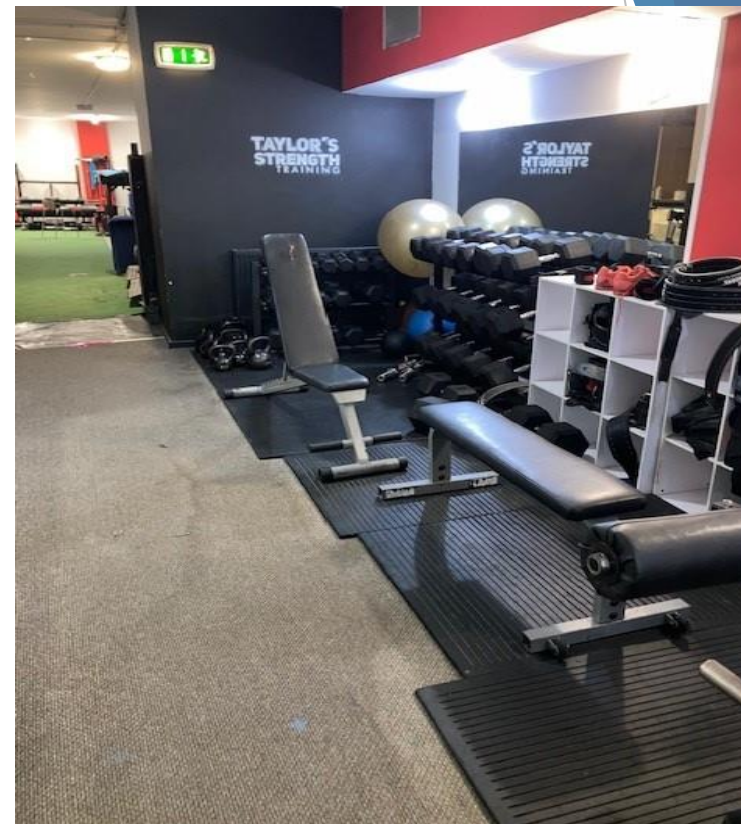
All prices and other figures are quoted net of but maybe subject to the addition of VAT.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents
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Details prepared October 2023