SHOP TO LET
LIVERPOOL
17/19 BOLD STREET
A3 CONSENT IN PLACE

DESCRIPTION
The Premises are located on the pedestrianised section of Bold Street close to its junction with Church Street and situated nearby to Central Station.

The property provides a modern unit and is adjacent to Cow Vintage and Greggs, with other national retailers nearby including Foot Asylum, El Mexicana, Home Bargains, Card Factory, Caffe Nero and Halifax.

Please refer to the attached copy of the street traders plan.

ACCOMMODATION
The Premises provide the following approximate accommodation:

- Gross Frontage: 18 ft 1 in (5.51 m)
- Net Frontage: 16 ft 9 ins (5.10 m)
- Shop Depth: 73 ft 7 ins (22.42 m)
- Ground Floor NIA: 1,955 sq. ft. (181.61 sq. m)
- Basement Ancillary: 2,844 sq. ft. (264.20 sq. m)

LEASE
The Premises are available on a new effective full repairing and insuring lease for a term to be agreed subject to upward only rent reviews on a 5 yearly basis.

RENT
Upon application.

SERVICE CHARGE
Upon application.

BUSINESS RATES
We have been informed by the Valuation Office Agency of the following rating information:

- Rateable Value: £70,500
- Rates Payable (18/19): £42,617

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC
The property has an EPC rating of D 79. A full report is available upon request.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING
Viewing is strictly by appointment through sole agents, Green & Partners, contacting:

- Matt Beardall: 020 7659 4836
  matt.beardall@greenpartners.co.uk
- Harry Jeffery: 020 7659 4837
  harry.jeffery@greenpartners.co.uk

Subject To Contract