

TO LET

5 ST PAUL'S SQUARE, LIVERPOOL, L3 9SJ

ON THE INSTRUCTIONS OF LLOYDS BANKING GROUP



LOCATION

The property forms part of the St Paul's Square development within Liverpool's Central Business District which comprises a mixed use development of offices, residential, retail and leisure. Retailers in the immediate vicinity include Sainsbury's, Tesco Express, Starbucks and Liverpool Daily Echo.

DESCRIPTION

The premises are arranged over ground floor and provide the following approximate areas:

Ground Floor	254 sq m	2,734 sq ft
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PLANNING

The property benefits from A2 planning consent.

TENURE

The premises are held by way of an effectively full repairing and insuring lease due to expire 16th June 2023 subject to a rent review on 17th June 2013 and a tenant only break option on 17th June 2018.

RENT

The current passing rent is £77,353 per annum exclusive.

BUSINESS RATES

We understand that the current Rateable Value of the shop is £41,000 per annum and that the Rates Payable £18,778. The UBR for 2012/2013 is 45.8p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC Certificate reference number: 9164-3021-0395-0302-5991

Energy Performance Asset Rating: C-75

LEGAL COSTS

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

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

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Alternatively you can contact our joint agent Ram Rasiah, CBRE on 0207 182 2203

Subject to Contract

Details Prepared NOVEMBER 2013

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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