

TO LET

RETAIL / COMMERCIAL UNIT

209 GREAT HOWARD STREET

LIVERPOOL, L5 9ZH



LOCATION

- **JOIN WINETIME, HERITAGE CHIP SHOP & SUBWAY**
- **GENEROUS ON SITE PARKING**
- **130,000 TRAFFIC MOVEMENTS PER WEEK***
*information sourced from www.dft.gov.uk

LIVERPOOL CURRENTLY BENEFITS FROM A POPULATION OF 1.5 MILLION PEOPLE, A £20 BILLION ECONOMY IN THE CITY REGION, THE MOST PRODUCTIVE CITY OUTSIDE OF LONDON.

More than 3000 companies have chosen the area as their base of operations, compelling evidence of the region's business environment and its commercial opportunities. Liverpool has transformed dramatically over the last decade, most notably with the £920 million Liverpool One City Centre retail scheme.

Everton F.C. Bramley Moore Dock development proposal and Peel's multi billion pound plans to redevelop the city's docklands and surrounding areas over the next 30 years will only continue to boost Liverpool's growth for many years to come.

This property unit in Great Howard Street is ideally located on one of the busiest roads into Liverpool close to the new Titanic Hotel and Tai Pan restaurant.

DESCRIPTION

The property is situated on the west side of Great Howard Street approximately two miles to the north of Liverpool City Centre. Located within a predominately commercial area which has benefitted from public realm works for the Atlantic Gateway. It is within 300 metres of Sandhills train station on the Northern Merseyrail Line.

ACCOMMODATION

Unit 2	1,375 sq.ft.	(127.7 sq.m.)
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LEASE

The accommodation is available on a new FRI lease for a period of 10 years.

RENT

£22,000 per annum exclusive, subject to 5 yearly review.

BUSINESS RATES

The tenant will be responsible for any Business Rates levied on the demise by the Local Authority. Rateable Value: £17,500.

Interested parties should make their own enquiries to Liverpool City Council.

EPC

Certificate Reference Number: 9577-3072-0478-0600-8205

Energy Performance Asset Rating: C-67

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

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 John Barker, Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

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E-mail: johnbarker@hwandp.co.uk

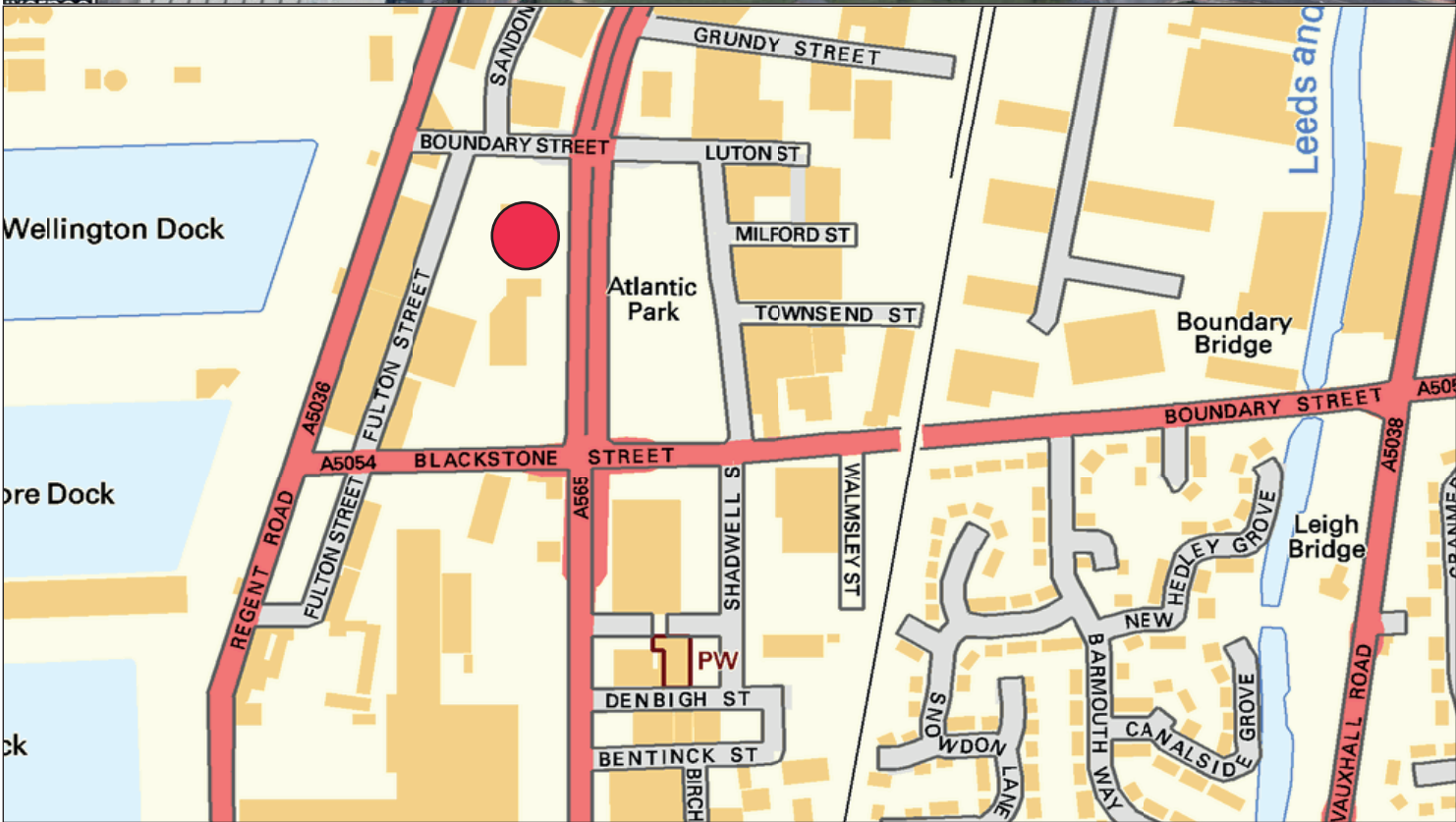
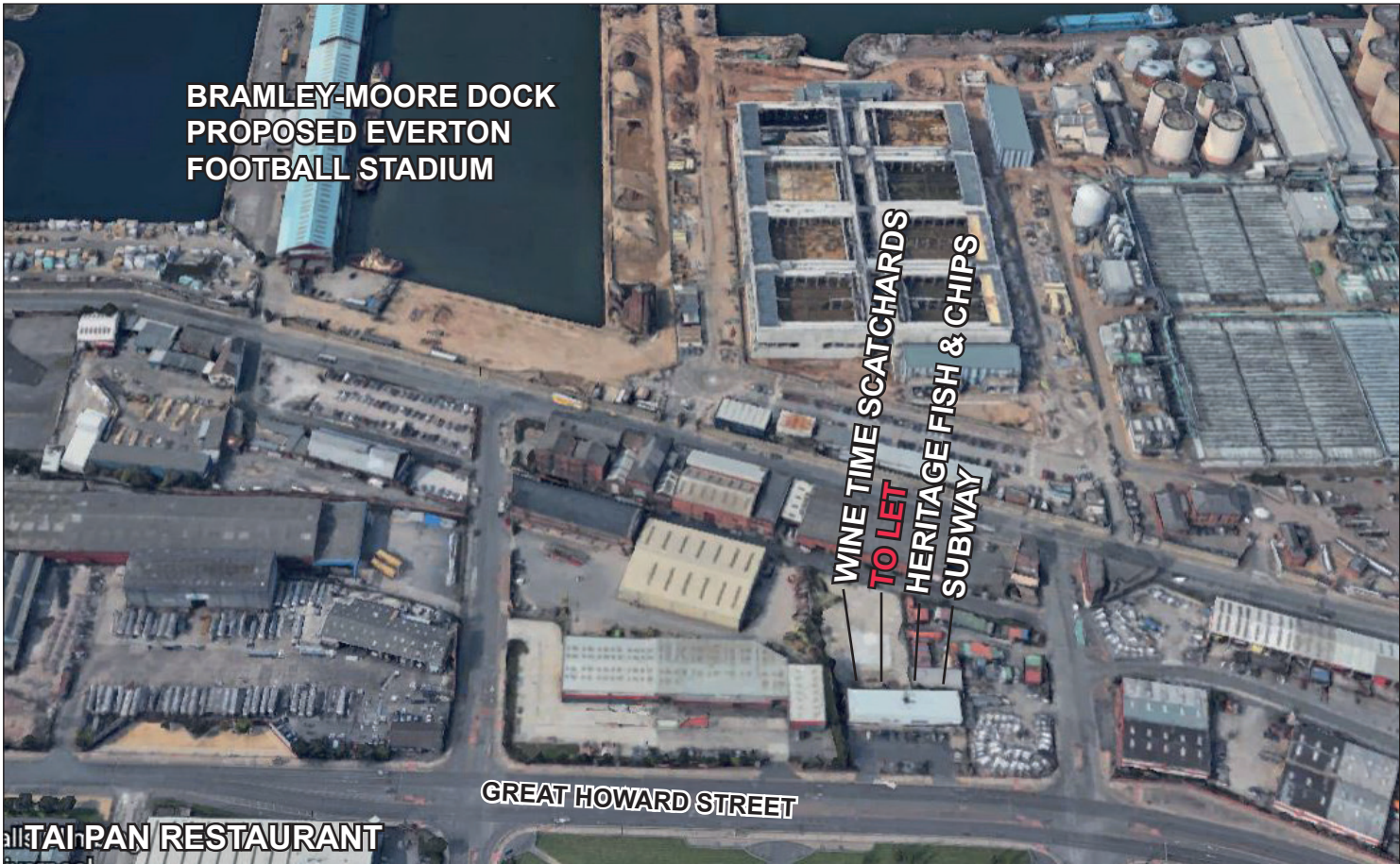
Subject to Contract

Details Prepared January 2020

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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