

4 Bold Street, Liverpool, Merseyside, L1 1JP

NEW RETAIL OPPORTUNITY

Summary

- Fronting Bold Street and Church Street
- Close to Liverpool Central Station with it's 16 million footfall per annum
- Bold Street's expanding restaurant pitch includes Mowgli, Pho, Red Dog Salon, Crust and Leaf.

Location

The property is situated on a prominent position fronting Bold Street and Church Street, a high footfall location. Nearby retailers include Wildwood Kitchen, McDonalds, Caffe Nero, Card Factory, Holland & Barrett, The Body Shop and Costa Coffee. In addition, the property benefits from its close proximity to Liverpool Central Station.

Accommodation

The premises provide the following approximate dimensions & areas: -

Description	Size (Metric)	Size (Imperial)
Gross Frontage	5.78 m	19 ft
Net Frontage	5.56 m	18.25 ft
Ground Floor Sales	92 sq m	991 sq ft
Ground Floor Ancillary	24.6 sq m	265 sq ft
First Floor Sales	70 sq m	755 sq ft
First Floor Ancillary	12.4 sq m	133 sq ft



Tenure

The premise is available by way of a new lease on terms to be agreed.

Planning

Currently A1 and would be available for A3/A5, STPP.

Rent

£75,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £23,253 per annum

(based upon Rateable Value: £49,899 and UBR: 46.6p)

Interested parties should make their own enquiries with the Local Authority.

EPC

This property has been graded as 106 E.

Viewing & Further Information

Viewing is strictly by appointment with:

Alex Cousins

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Ryan Kennedy

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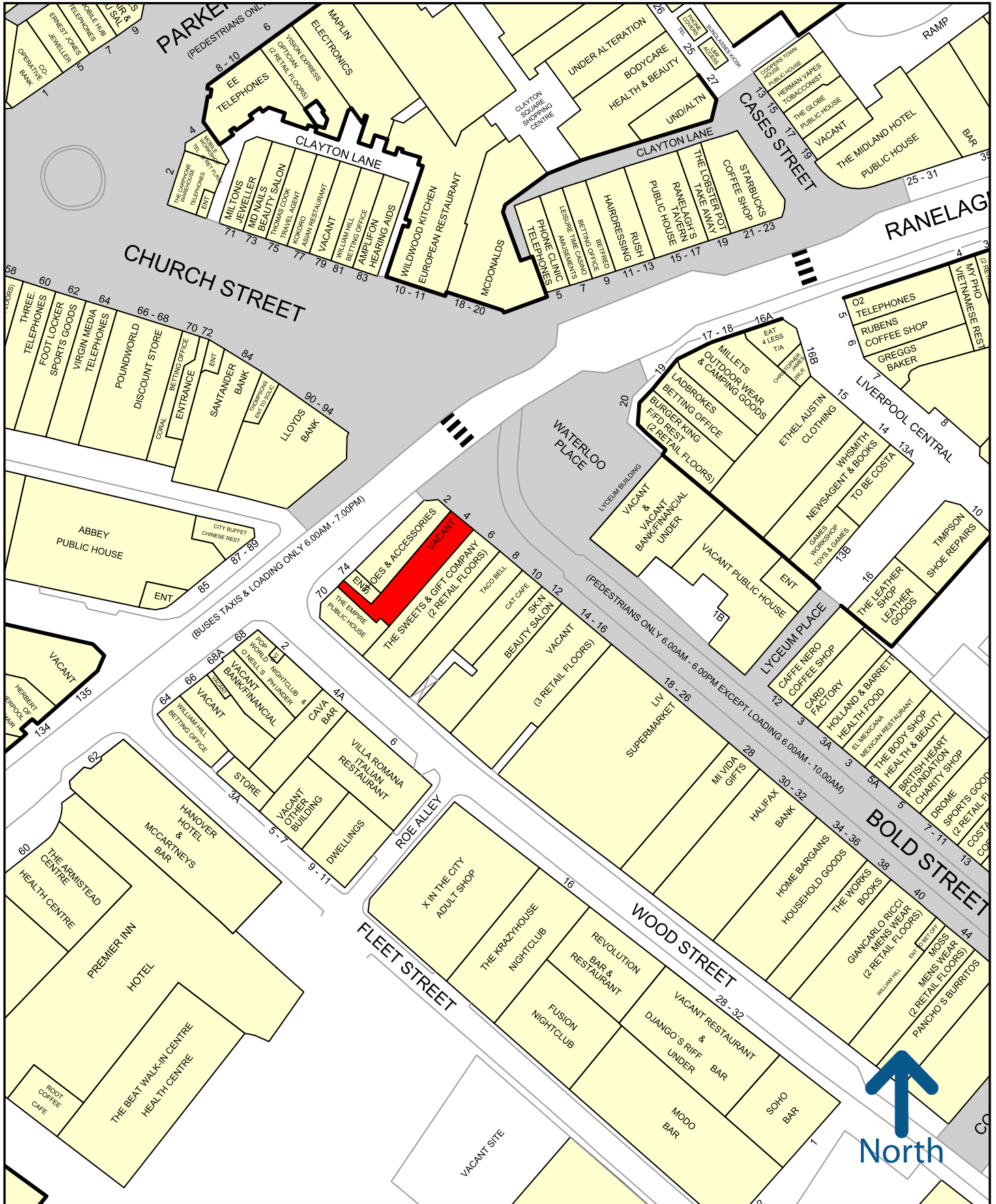
e: ryan.kennedy@eu.jll.com

Joint Agents

John Barker (Hitchcock Wright & Partners)

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50 metres

Experian Goad Plan Created: 17/01/2018
Created By: Jones Lang LaSalle Ltd

