

Liverpool

To Let

40 Hanover Street, Liverpool, L1 4LN



Retail/leisure premises

- Highly prominent location
- Extending to 2,020 sq ft
- Suitable for retail, café, restaurant uses (subject to planning)
- Opposite Liverpool ONE
- EPC - B

Get more information

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Premises To Let

40 Hanover Street, L1 4LN

Location

The premises occupy a highly prominent position on Hanover Street, a busy thoroughfare in central Liverpool. The property benefits from adjacency to Liverpool One, as well as close proximity to Liverpool Central railway station, serving c. 16m passengers annually. Multiple retailers in close proximity include Tesco and Home Bargain, whilst the area is also home to established national leisure operators including Roxy Ball Room and Turtle Bay.

Description

The subject property comprises lock up retail premises adjacent to the highly successful Novotel Hotel. The premises are principally arranged over a single level, with a small amount of ancillary accommodation to the rear (stepped). Rear service access is available via Campbell Street. The premises are to be handed over in shell condition, ready to receive tenant fit out.

Accommodation

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

Floor	Sq M	Sq ft
Ground (sales)	180	1,940
Ground (ancillary)	7	80
Total	187	2,020

Rent

£55,000 per annum exclusive.

Lease

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

The premises are yet to be assessed for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

B - 38

A full copy of the EPC is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Service Charge

TBC

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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L1 4LN



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