

# LIVERPOOL

## 4 PARKER STREET

### PROMINENT SHOP UNIT TO LET

#### LOCATION

The property occupies a prominent trading location at the junctions of Church Street and Parker Street, being adjacent to **Carphone Warehouse** and **EE**. Nearby multiple retailers include **Vision Express**, **Maplin**, **Tesco**, **Superdrug**, **Accessorize**, **Ernest Jones**, **Schuh**, **TK Maxx**, **Poundworld**, **Virgin Media**, **Footlocker**, **3-Store**, **Curry's**, **Primark** and **Marks & Spencer**.

#### ACCOMMODATION

The premises are arranged on basement, ground, first, second and third floors with the following approximate areas and dimensions:-

Ground floor sales	<b>252 sq ft</b>	<b>23.4 sq m</b>
First floor sales	<b>205 sq ft</b>	<b>19.04 sq m</b>
Second floor ancillary	<b>166 sq ft</b>	<b>15.4 sq m</b>
Third floor ancillary	<b>153 sq ft</b>	<b>14.2 sq m</b>
Basement ancillary	<b>Trap door access</b>	

#### LEASE

The property is to be made available by way of a new full repairing and insuring lease to expire on 21 March 2018 at a commencing rental of **£45,000** (forty five thousand pounds) p.a.x.

The lease will be held **outside** the security and tenure provisions of the Landlord & Tenant Act 1954.

#### ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	<b>£50,000</b>
UBR 2015/2016	<b>49.3p</b>
Rates Payable 2015/2016	<b>£24,650</b>

For verification purposes prospective tenants are advised to make their own enquiries with Liverpool City Council (☎ 0151 225 2334).



#### LISTING

The property is Grade II Listed.

#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### LEGAL COSTS

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

#### VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey  
☎ 01244 403444  
E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)

OR our joint agent:-

John Barker of Hitchcock Wright  
☎ 0151 227 3400  
E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)

#### SUBJECT TO CONTRACT

HWO/eaw/200715

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