

# FREEHOLD RETAIL AND UPPER PARTS FOR SALE

84 Church Street, Liverpool, L1 3AY



## LOCATION

Liverpool is the fifth largest city in the UK and ranks fourth nationally of the PROMIS centres. There is a wealth of retail and leisure provision within the city centre, alongside a rich cultural heritage, with Liverpool One and the Albert Docks helping to draw in shoppers and tourists.

The city benefits from excellent transport links, with mainline rail services to London, Birmingham and Manchester from Liverpool Lime Street, and local services, including Merseyrail services through Liverpool and Wirral.

The city is linked to the wider road network via the M62 towards Manchester, linking with the M6 in between. Liverpool John Lennon Airport is approximately 8 miles from the city centre, offering a range of international flights throughout Europe.

## SITUATION

The property is situated in an extremely busy location to the eastern end of Church Street, close to Liverpool Central station, which provides services across the Merseyside area.

As the busiest underground station outside London, serving 40,000 people daily, Liverpool Central provides strong footfall to Church Street.

There are a number of major retailers in the immediate vicinity, including Marks and Spencer, Primark and TK Maxx generating significant footfall in the immediate area.

The Liverpool One shopping area is located a short distance away to the South West of the subject premises.

#### DESCRIPTION:

The subject property comprises an attractive 4 storey mid-terraced building over basement, ground and 3 upper floors, with Portland stone elevation, under a pitched tiled roof.

The ground floor retail space benefits from a largely glazed frontage and currently provides a banking hall, including customer meeting rooms. To the rear, is a staircase providing access to the basement and up to ancillary and office accommodation above.

There is a fire escape to the rear leading into Brooks Alley.

There is separate access from the front to a staircase leading to separately demised office space on the first floor. This access also provides a secondary means of escape from the upper floor ancillary space but could provide primary access were the building to be reconfigured.

The upper parts may be suitable for alternative uses, subject to planning.

#### ACCOMMODATION

The unit extends to the following approximate floor areas:

##### Former Bank:

Basement:	1,786 sq ft / 165.92 sq m
Ground:	2,226 sq ft / 210.55 sq m
First:	750 sq ft / 69.71 sq m
Second:	1,634 sq ft / 151.77 sq m
Third (front)	986 sq ft / 91.60 sq m
Third (rear – shell)	344 sq ft / 31.96 sq m
<b>SUB-TOTAL:</b>	<b>7,766 sq ft / 721.51 sq m</b>

##### 1<sup>ST</sup> Floor Office

First Front	762 sq ft / 70.79 sq m
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**TOTAL GIA**                      **8,528 sq ft / 792.30 sq m**

#### TENURE

Freehold

#### RATES

##### Former Bank:

Rateable Value                      £104,000

##### 1<sup>st</sup> Floor Office:

Rateable Value                      £7,100

UBR                                      0.504

Total Rates Payable                      £55,994

Interested parties should verify these figures with the Local Authority.

#### ENERGY PERFORMANCE CERTIFICATE

D 76 – Further Information on request

#### VAT

The property is not elected for VAT

#### LEGAL COSTS

Each party is to be responsible for their own legal costs.

#### PROPOSAL

We are instructed to seek unconditional offers in excess of **£1,500,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

#### VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

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#### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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