

LIVERPOOL
53 North John Street, L2 6SG

**Lambert
Smith
Hampton**



SHOP LEASE AVAILABLE

Location

The premises are located in a busy position close to the junction of North John Street and Lord Street, adjacent to Santander and Greggs. Other nearby occupiers include Subway, Pound Bakery, Thomas Cook and Virgin Money.

Description

The premises are arranged over ground floor only.

Schedule of Accommodation

The premises provide the following approximate dimensions and net internal floor areas:-

Internal Width	5.38 Metres	(17 Feet 8 Inches)
Shop Depth	13.56 Metres	(44 Feet 6 Inches)
Ground Floor	72.93 Sq M	(785 Sq Ft)

Terms

The premises are held on an existing effectively FRI lease expiring 31st March 2026 at a passing rent of £40,000 per annum subject to review in 2021. There is a tenant break option in March 2021.

Rent

£40,000 per annum exclusive.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £31,750

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 0300 501 501).

VAT and Costs

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

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

Subject to Contract

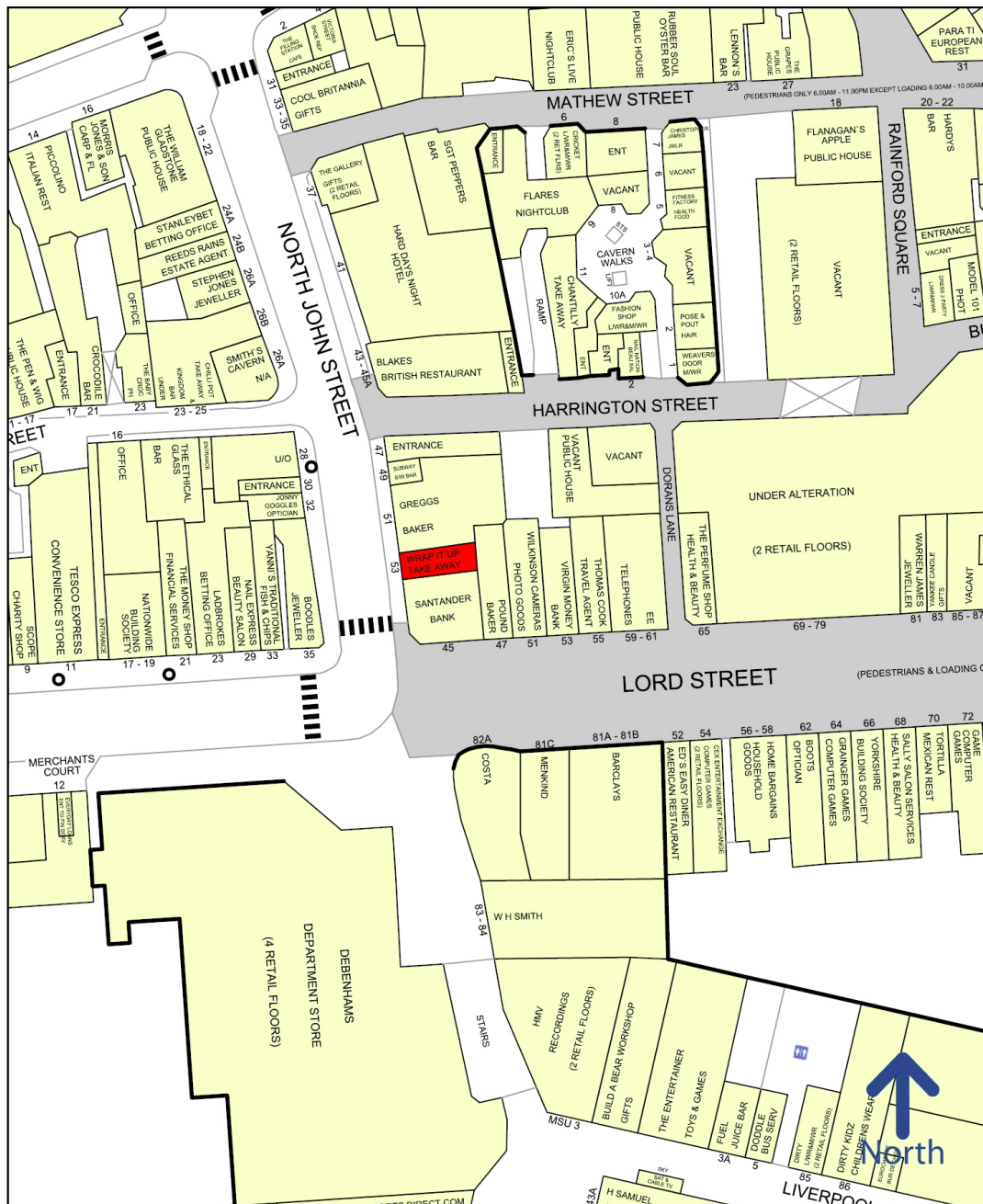
VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

Richard Lyons
0161 242 8070
rlyons@lsh.co.uk

**0161 228
6411**
www.lsh.co.uk

**3 Hardman Street,
Spinningfields
Manchester M3 3HF**



50 metres

Experian Goad Plan Created: 26/03/2018
Created By: Lambert Smith Hampton



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