

to let

1 Regent Street

Liverpool L3 7BN

Self Contained Trade Warehouse & Offices

2,158 sq ft (200 sq m)

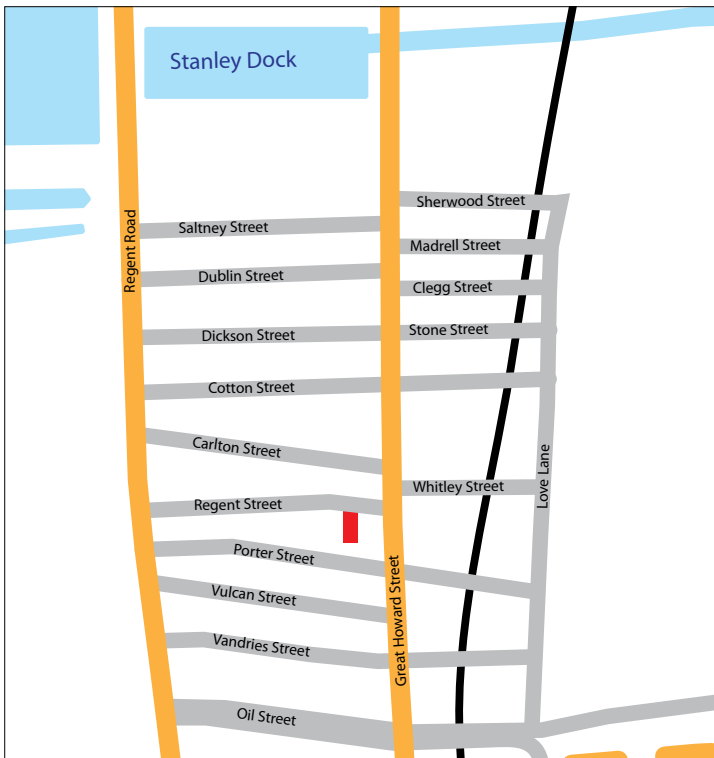


- Roadside Setting
- Close to City Centre
- North Liverpool Docks Area
- On Site Parking & Loading
- Quality Internal Offices
- High Specification
- Competitive Rent

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

1 Regent Street **Liverpool**



RENT
£16,000 pa exclusive or
RATEABLE VALUE

£10,000

RATES PAYABLE 18/19

£4,000

**For viewing and further information
 please contact Roy Backhouse:**

**Roy Backhouse & Co, Egerton House, Tower Rd,
 Birkenhead, Wirral CH41 1FN e: roy@roybackhouse.co.uk**

SUBJECT TO CONTRACT



TENANCY DETAILS

The property is available on a new commercial lease.

EPC DETAILS

The property has an EPC Rating of D65

RATING DETAILS

The RV stated above should be confirmed with the Valuation Office and Local Council.

LEGAL COSTS

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

VAT

VAT may be charged on the rent/price and other items

FLOOR AREAS

The approximate gross internal floor area is as follows.

Trade Counter	283 sq ft	26 sq m
Loading Bay	368 sq ft	34 sq m
Warehouse	824 sq ft	77 sq m
Ancillary	138 sq ft	13 sq m
First Floor	544 sq ft	50 sq ft
Total	2,158 sq ft	200 sq ft

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

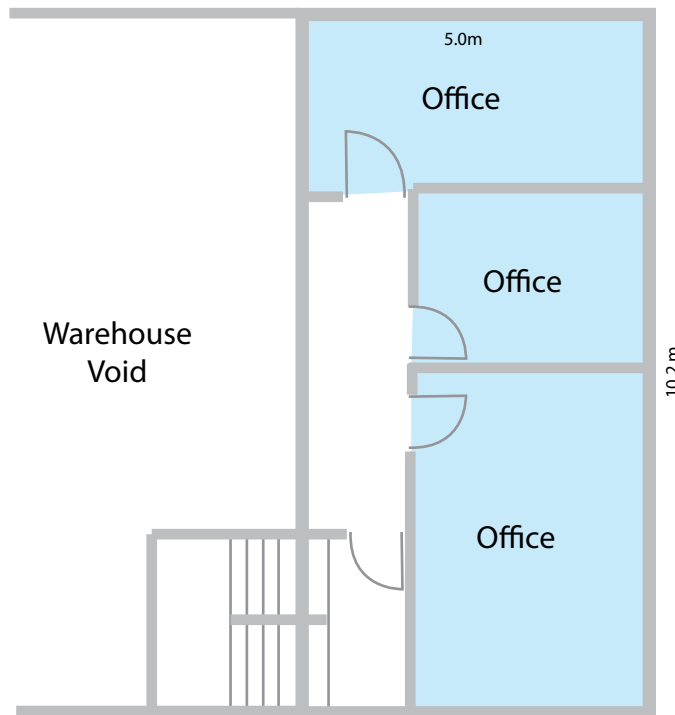
roybackhouse&co
 Commercial Property Consultants

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Ground Floor Plan



First Floor Plan