

New Century Building
Tithebarn Street
Liverpool L2 2SR



Ground Floor Offices
FOR SALE - LETTING CONSIDERED

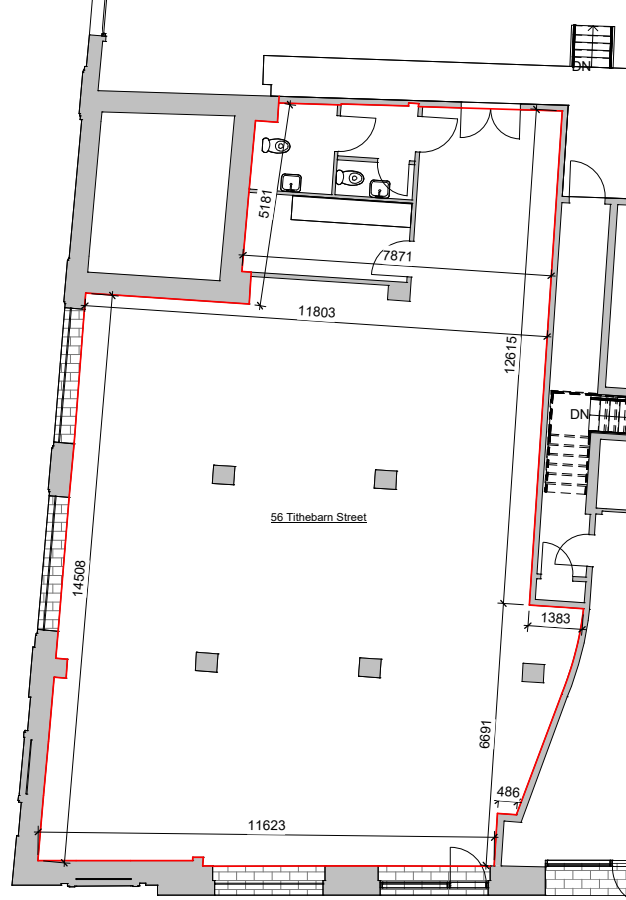
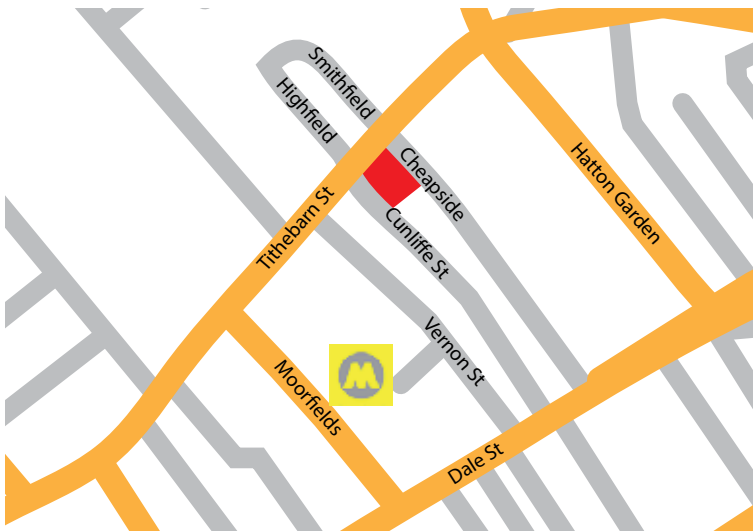
2,000 sq ft
plus Car spaces



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Tithebarn Street

Liverpool L2 2SR



LOCATION

The property is located on Tithebarn Street in the middle of Liverpool City Centre.

DESCRIPTION

The property available comprises two self contained ground floor commercial units suitable for a variety of uses excluding bars restaurants and take-aways. Other uses including offices and showrooms will be allowed.

Each unit has up to 3 car spaces within the basement car park

EPC

EPC available on request.

FURTHER INFORMATION

Contact Roy Backhouse

EMAIL roy@roybackhouse.co.uk

MOBILE 07595 219766

ACCOMMODATION

The approximate net internal areas are as follows:-

Description	Size (sq ft)	Size (sq m)
52 Tithebarn Street	2,000 sq ft	205 sq m
56 Tithebarn Street	1,900 sq ft	90 sq m
Total Area	3,900 sq ft	72 sq m

TENURE

Long leasehold. The units will be sold on new 250 year leases with a nominal ground rent of approx £300 per annum

VAT

VAT may payable on the purchase price, however it is anticipated that the sale will qualify as a TOGC transaction.

LEGAL COSTS

Each party to pay their own legal costs.

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.

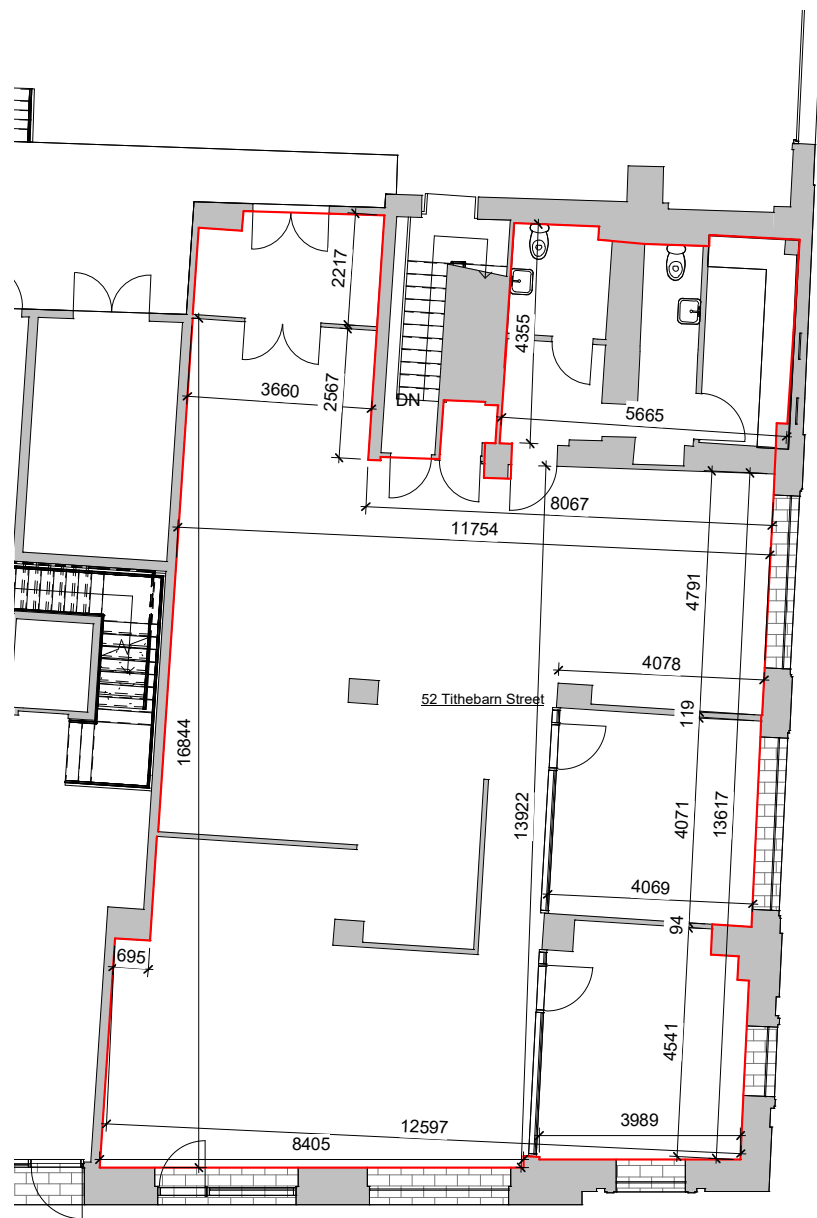


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Commercial Property Consultants

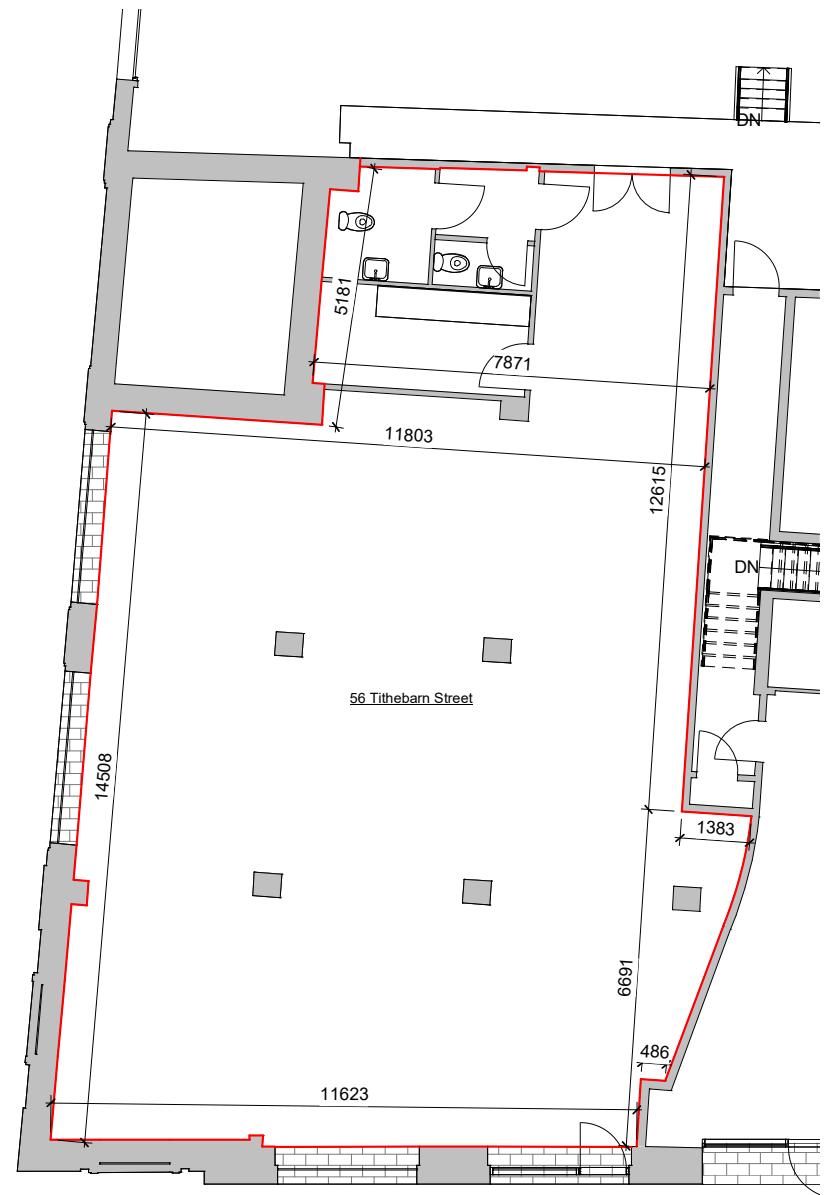
0151 541 2200
www.roybackhouse.com



1 **52 Tithebarn Street***
1 : 100

*Dimensions Subject to Site

Job Reference: 534	Drawing Reference: T201	Revision: -	Drawing: 52 Tithebarn Street
			Project: The Walton



1 **56 Tithebarn Street***
1 : 100

*Dimensions Subject to Site

Job Reference: 534	Drawing Reference: T202	Revision: -	Drawing: 56 Tithebarn Street
			Project: The Walton

