



# TO LET

## Liverpool City Centre Retail Warehouse

4/12 Shaw St, Liverpool L6 1HR

### Location

Situated in a uniquely prominent location on the corner of Shaw Street and Brunswick Road adjacent to the Liverpool Hope University campus. Brunswick Road is the main northerly ring road of the city centre giving access to Edge Lane and the national motorway network and is one of the city centre's busiest vehicular routes. The premises are situated opposite the Islington regeneration area which includes several new private and student residential developments.

### Description

The premises comprise a purpose-built solus retail warehouse unit of traditional steel portal frame construction with block elevations finished with stone cladding. The unit has previously been occupied by Staples, Office Outlet. The premises benefit from dedicated car parking to the rear for approximately 70 vehicles.

### Accommodation

The premises comprise the following approximate floor areas:

Ground floor	930.88 sqm	10,020 sqft
--------------	------------	-------------

### Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be outside the security of tenure provisions of the Landlord and Tenant Act and the Landlord will have an Option to Break any time after 12 months.

### Rent

Upon application.

### Rates

From verbal enquiries we understand the premises are assessed as follows:

Rateable Value - £111,000

UBR (2019/2020) - 50.4p

Rates payable (2019/20) - £55,944

Interested parties are advised to make their own enquiries with the Local Authority

### VAT and costs

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

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

### EPC

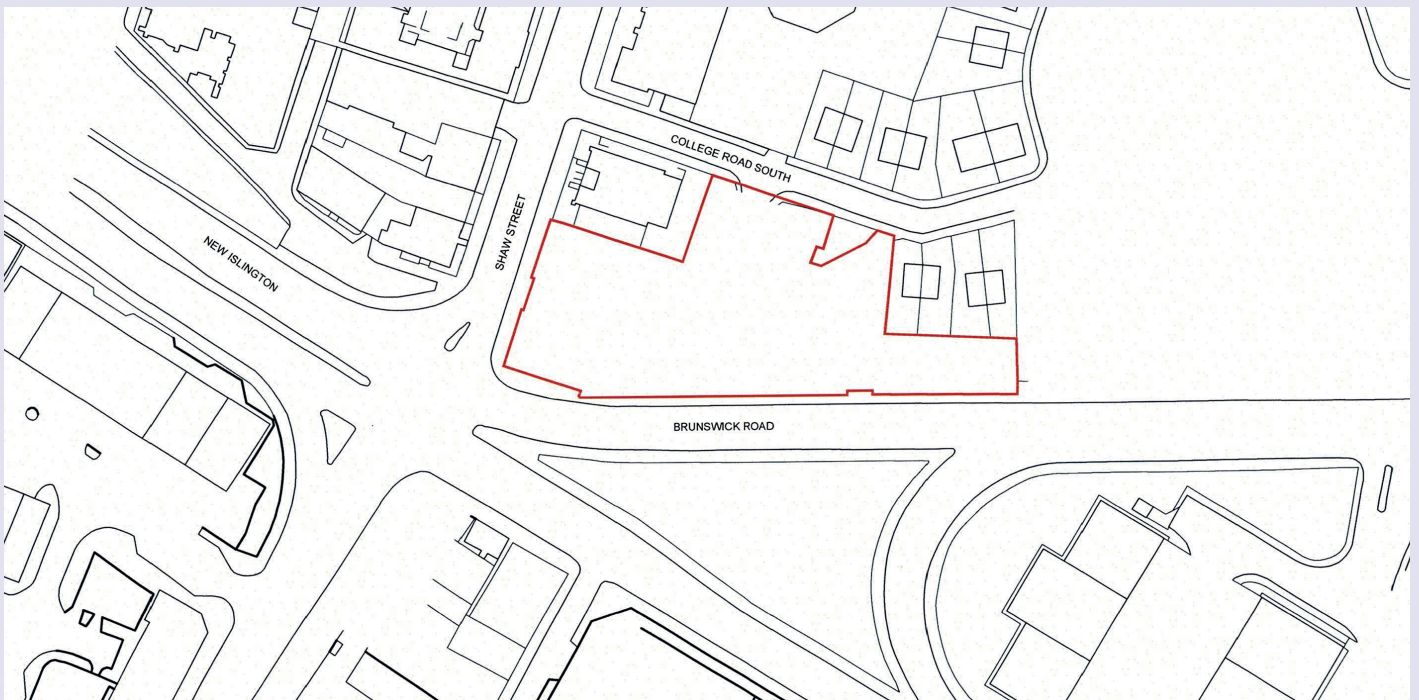
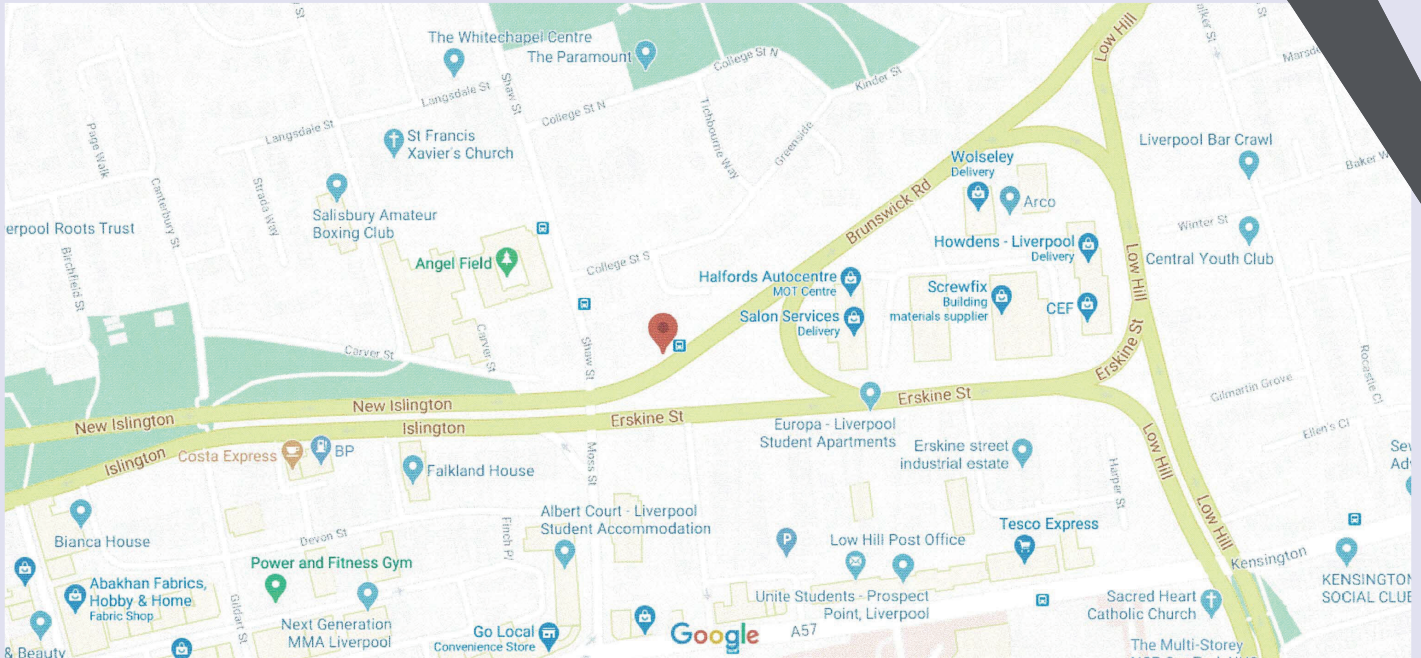
An EPC will be made available upon request.

### Viewing

Appointments to view by prior appointment with James Harrocks at this office. Call 07768 857 688 or email [james@harrocks.co.uk](mailto:james@harrocks.co.uk)

Subject to contract

## Liverpool City Centre Retail Warehouse, 4/12 Shaw St, Liverpool L6 1HR



### Misrepresentation Act. © Harrocks Commercial Property Ltd

Disclaimer: Harrocks Commercial Property Ltd and its subsidiaries and their joint agents if any ("HCP") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of HCP or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of HCP has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any resale potential or value or at all.

- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of HCP or its employees or agents, HCP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HCP.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HCP shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.