

# to let

**1 Regent Street**

**Liverpool L3 7BN**

**Self Contained Trade Warehouse & Offices**

**2,158 sq ft (200 sq m)**

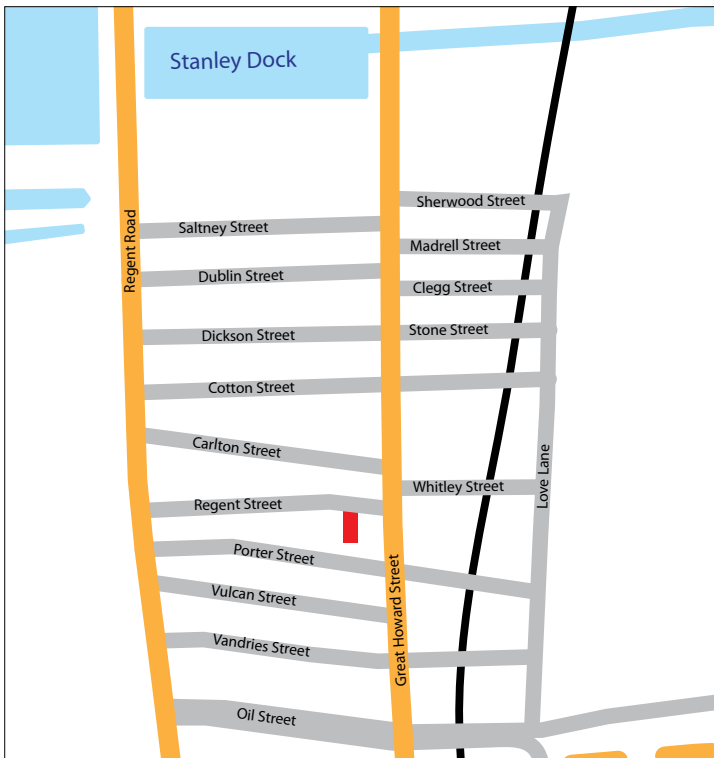


- Roadside Setting
- Close to City Centre
- North Liverpool Docks Area
- On Site Parking & Loading
- Quality Internal Offices
- High Specification
- Competitive Rent

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

**0151 541 2200**

# 1 Regent Street **Liverpool**



**RENT**  
**£18,500 pa exclusive or**  
**RATEABLE VALUE**

**£12,750**

**RATES PAYABLE 24/25**

**£7,000**

**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](mailto: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
<b>Total</b>	<b>2,158 sq ft</b>	<b>200 sq ft</b>

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.

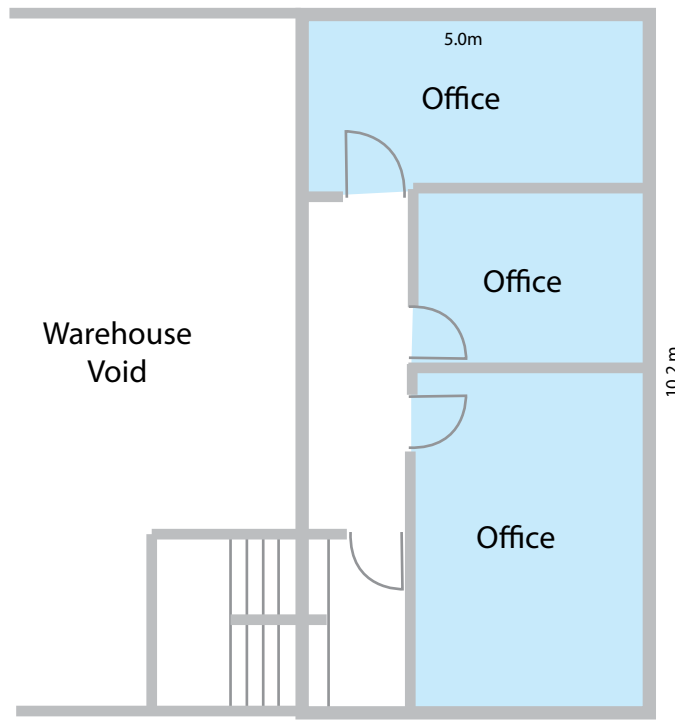
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 Commercial Property Consultants

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Ground Floor Plan



First Floor Plan