

# 31-33 TARLETON STREET LIVERPOOL, L1 1DS



## TO LET

- Shop to let, close to the prime pitch of Church Street
- Clean open sales area ready for occupation opposite the entrance to Marks & Spencers
- Good location on Tarleton Street which links Church Street to Williamson Square

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

# 31-33 TARLETON STREET

## LIVERPOOL, L1 1DS

### LOCATION

The property occupies an excellent retailing location on Tarleton Street, opposite one of the entrances to Marks & Spencer. Tarleton Street is a busy thoroughfare linking Church Street to Williamson Square and is close to St Johns Shopping Centre.

The property can be more readily identified from the attached plan.

### DESCRIPTION

The property comprises a ground floor sales with rear w/c and basement storage. This shop benefits from a roller shutter and double frontage glazing.

### ACCOMMODATION/AREAS

The property has the following approximate areas:-

UNIT	SQ M	SQ FT
Internal width	7.43m	24'4"
Sales depth	15.83m	51'11"
Ground floor sales	114.82	1236
Basement	45.53	488

### RENTAL

£30,000 pax

### LEASE

The property is to be let on a new effectively full repairing and insuring lease for a term of years to be agreed.

### RATES

The VOA website confirms the property has a Rateable Value of £27,500

Interested parties are advised to contact the Local Rating Authority, Liverpool City Council, Business Rates Department.

### EPC

The Energy Performance Asset Rating for this property is D-77.

A full copy of the Energy Performance Certificate is available upon request from the agents.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW Feb 2020

[dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

**SUBJECT TO CONTRACT**



### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

T 01745 330077

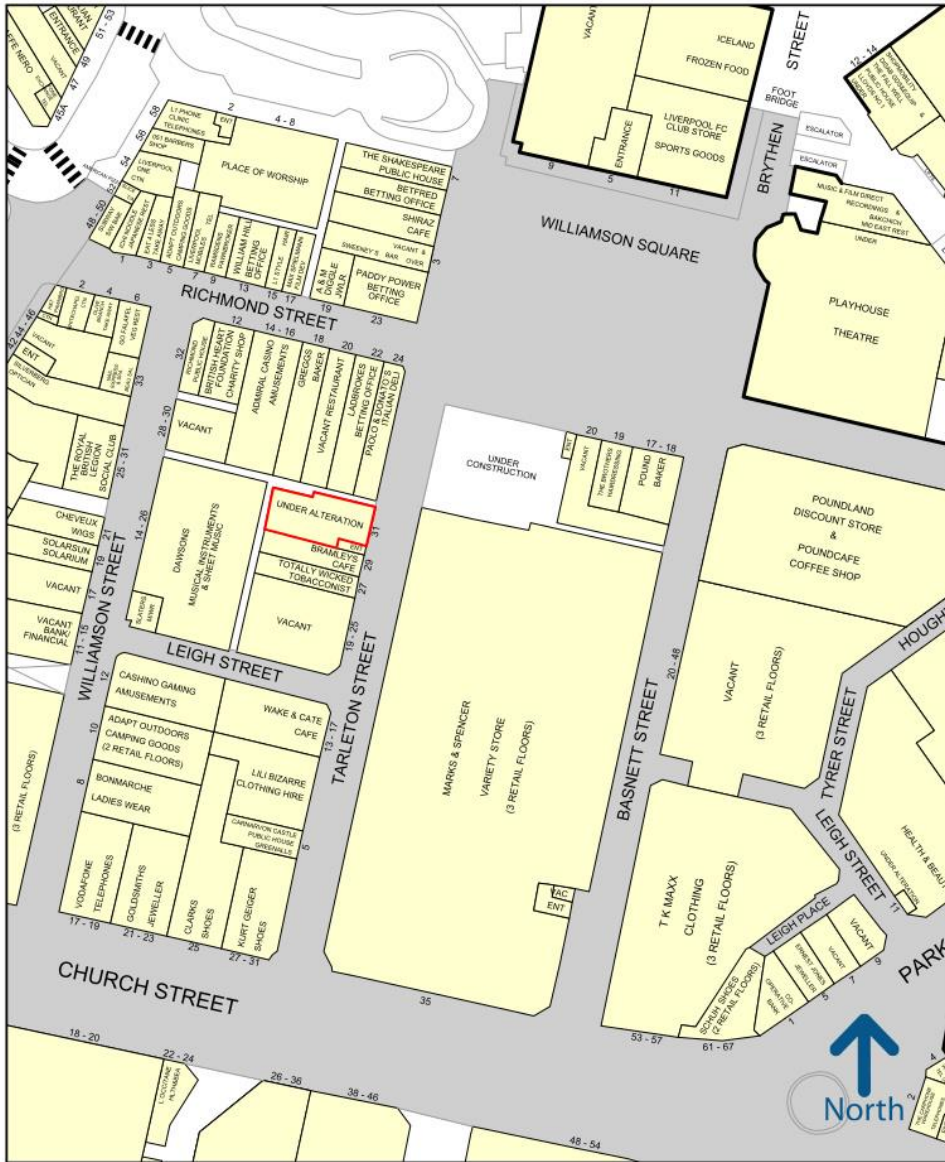
W [www.bacommercial.com](http://www.bacommercial.com)

# 31-33 TARLETON STREET

## LIVERPOOL, L1 1DS



Liverpool - Central



Experian Goad Plan Created: 04/02/2020  
Created By: Beresford Adams Commercial Ltd



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. E573291E

