

# TO LET

## Liverpool

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# LM6



## Prominent Quality Showroom 31-35 Kempston Street Liverpool, Merseyside L3 8HE

- Suitable for sales and/or Warehousing
- Close to City Centre & retail amenities
- Gas Central Heating
- Flexible lease available
- Competitive rent

**3,150 sq ft  
(292.64 sq m)**



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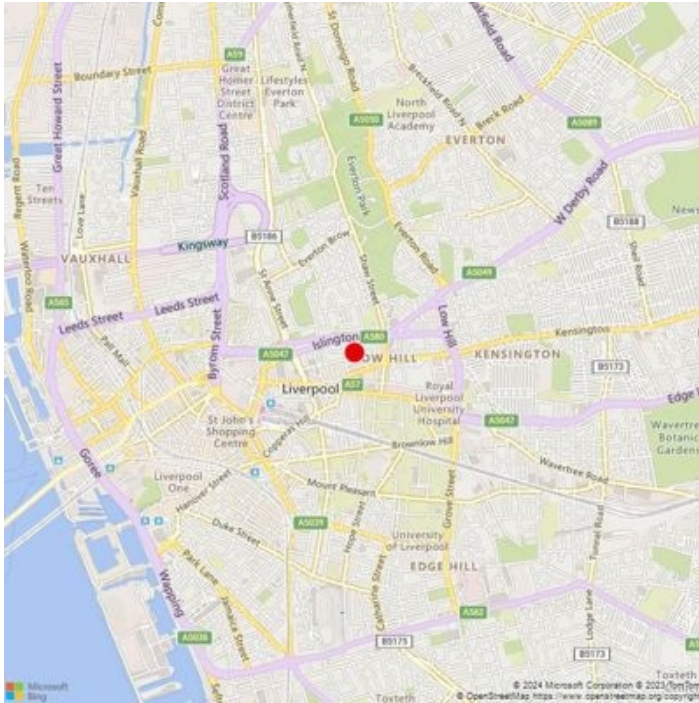
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## 31-35 Kempston Street , Liverpool, Merseyside L3 8HE



### Location

Kempston Street, lies in close proximity to Islington which is one of the principal arterial vehicular routes in and out of Liverpool. Approximately 500m to the west is Lime Street Station which is the primary rail hub on the Merseyrail underground loop and national rail network beyond. The building is therefore extremely well placed to capitalise on the major transport links in and out of the city.

### Description

- > Prominent Quality Showroom
- > Suitable for sales and/or Warehousing
- > Gas Central Heating
- > Suspended ceiling & lighting
- > Kitchen & WC facilities
- > Close to City Centre & retail amenities

### Energy Performance Certificate

An energy performance certificate is available on request.

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
<b>Total</b>	<b>3,150</b>	<b>292.64</b>

### Terms

The premises are available by way of a new FR&I lease for a term to be agreed.

### Rent

£28,000 Per Annum pa exclusive

### Rateable Value

Interested parties are requested to contact Liverpool City Council Business Rates Dept. to satisfy their own enquiries.

### VAT

VAT will be payable at the prevailing rate.

### Legal Costs

Each party to responsible for their own costs in relation to any transaction.

### Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Please contact me should you require any further information.

### Further Information

Please contact the sole agents, LM6:  
Phil Morley  
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Email: phil.morley@lm6.co.uk