



- **NEW INSTRUCTION TO THE MARKET**
- RETAIL OPPORTUNITY IN LIVERPOOL CITY CENTRE
- SUITABLE FOR VARIETY OF USES (SUBJECT TO PLANNING)
- HIGH FOOTFALL PEDESTRIANISED AREA
- AREA: 119.71 SQ. M (1,289 SQ. FT)
- ADJACENT METQUARTER AND QUEEN SQUARE BUS STATION NEARBY

## LOCATION

The property is located on Whitechapel close to its junction with Church Street/Lord Street and Paradise Street/Liverpool One, which are the prime retailing destinations within Liverpool City Centre and is also situated opposite the Met Quarter.

The property is a prominent building in an extremely high footfall pedestrian location and is suitable for a variety of uses. Occupiers in the immediate vicinity include Next, HSBC, Natwest, Holland & Barrett, McDonalds, JD Wetherspoon, Cricket and Wong's Jewellers.

## DESCRIPTION

24 Whitechapel offers a retail unit benefiting from a highly prominent location in one of Liverpool's busiest retail areas.

Accommodation is provided to shell over ground floor and has potential for a variety of uses (subject to planning). The property benefits from open plan layout.

## TERMS

Available by way of new lease at a quoting rent of £67,000 p.a. Further details on request

## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

## ACCOMMODATION

Description	sq.m	sq.ft
Ground Floor	119.71	1,289

Areas are measured on a GIA basis from plans provided, and further on site measurement may be required prior to completion of the lease with the RICS code of measuring practice.

## RATEABLE VALUE

The property is subject to a reassessment. All parties should rely on their own enquiries with the local billing authority.

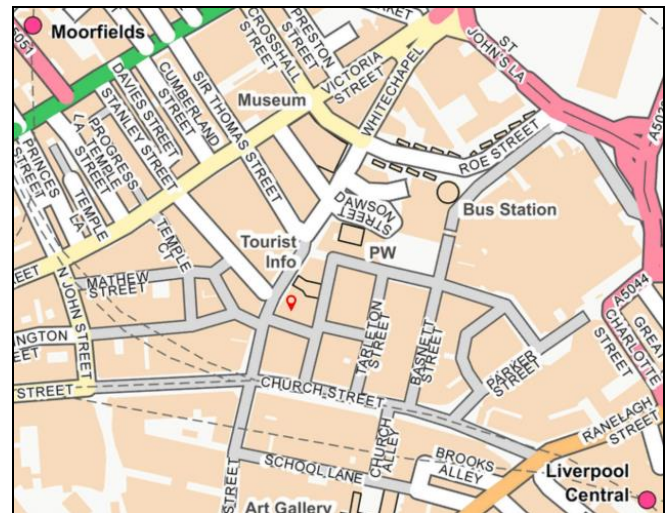
## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

## EPC

This property's current energy rating is B.

## LOCATION PLAN



## VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie.

E: [commercial@keppiemassie.com](mailto:commercial@keppiemassie.com)

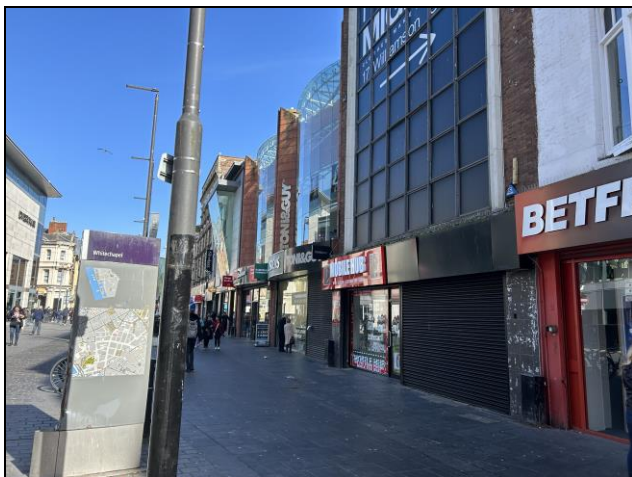
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EXTERNAL 1



EXTERNAL 2



**DISCLAIMER - Keppie Massie (KM) give notice that:**

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

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