

TO LET

19 MOUNT PLEASANT, WATERLOO
LIVERPOOL, L22 5PL

Ground Floor Office/Retail Unit

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- ❖ PROMINENT CORNER POSITION
 - ❖ AIR CONDITIONING
 - ❖ READY TO OCCUPY
 - ❖ OPEN PLAN WITH PRIVATE MEETING ROOMS AND BREAK OUT SPACE
 - ❖ RAISED FLOORS WITH FLOOR BOXES
 - ❖ EXCELLENT PUBLIC TRANSPORT
 - ❖ NON-PERMIT PARKING



LOCATION

The subject property occupies a prominent position at the corner of Mount Pleasant Street and Duke Street.

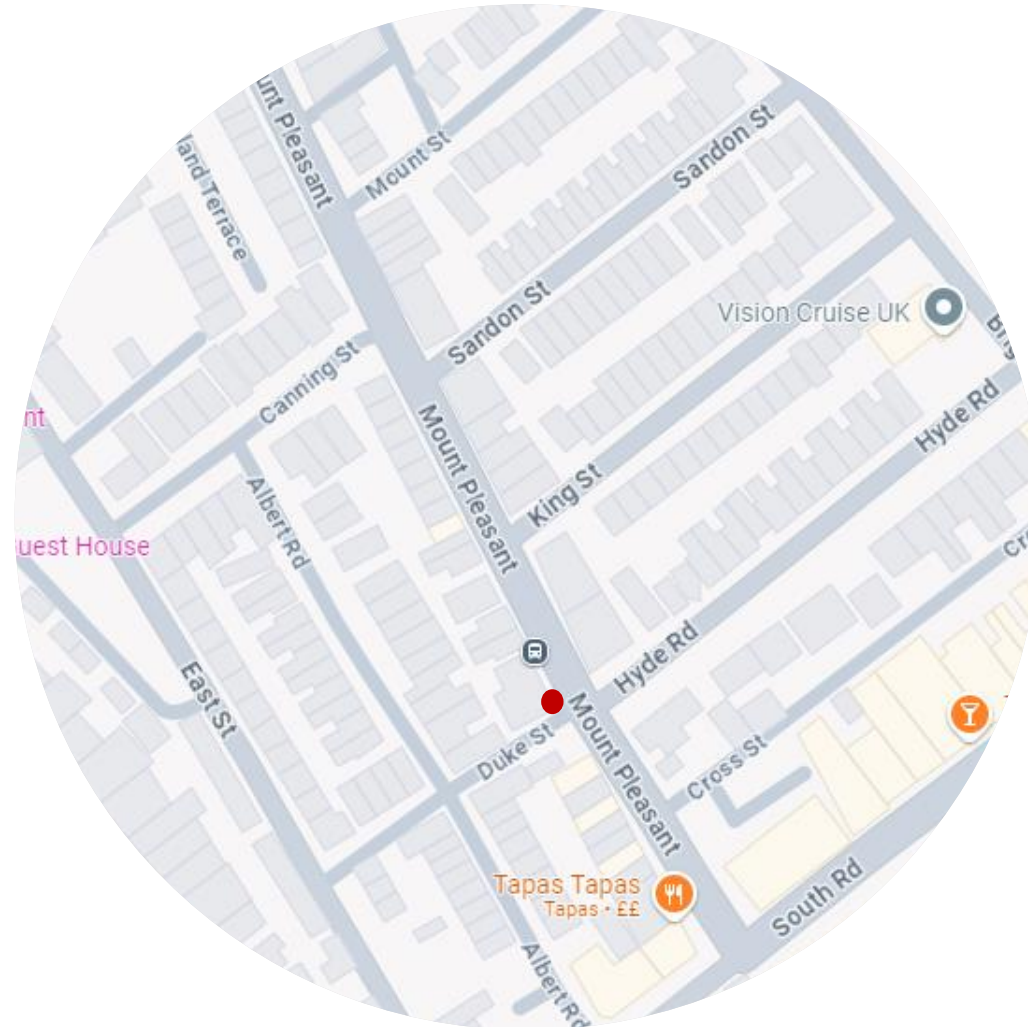
19 Mount Pleasant, Waterloo is located at the end of South Road and within walking distance of Waterloo Railway Station and Crosby Beach. There is a bus stop directly outside the subject premises.

The surrounding area has a mixture of amenities including restaurants, bars, shops and business communities.

DESCRIPTION

The property provides accommodation over the ground floor and basement of 19 Mount Pleasant, Waterloo. It is a fully fitted out ground floor office/retail unit that includes an air-conditioning system, raised floor with floor boxes, large reception area with open plan office providing space for a minimum of six desks. There is boardroom accommodating a large table and eight seats, manager's office, rear breakout space, storage, kitchen facilities and basement storage. There is also male and female wc's and a rear yard.

The accommodation has a suspended ceiling with inset lighting and a Sonos sound system and is generally decorated to a plastered painted finish. Fixture and fittings are potentially available with the accommodation by negotiation.



ACCOMMODATION

The property provide a gross internal area of 175.6 sq. m (1,890 sq.ft)

TERMS

The property is available for £23,940 p.a. (£1,995 pcm) by way of a full repair and insurance lease on terms to be negotiated accordingly.

RATEABLE VALUE

The rateable value for the ground floor accommodation is £13,250. This is not the amount you pay, and if you qualify the accommodation will be subject to some small business rate relief. Please rely on your own enquiries for further details.

VAT

The premises are not selected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.



EPC

This property is undergoing an assessment for an energy performance certificate and will be made available on request.





VIEWING

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

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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