

LOT  
**70**

## Unit 4, 15 Hatton Garden, Liverpool L3 2FE

GUIDE PRICE **£190,000+**\*

COMMERCIAL INVESTMENT

### Description

An investment opportunity comprising a large ground floor commercial unit with ancillary kitchen and customer/staff toilets to the rear, together with a mezzanine office unit accessed via a separate communal ground floor entrance and a basement car parking space. The ground floor unit is currently being used as a café and is let at £15,200 per annum with an unexpired term of 5 years. The basement car parking space is currently demised to the ground floor tenant. The first floor office space is currently vacant and suitable for letting purposes.

### Situated

Fronting Hatton Garden (A5038) within the main business and leisure district of Liverpool city centre close to Victoria Street. The property is located in close proximity to the Met Quarter shopping and leisure complex and within walking distance to Liverpool One mixed use development.

### Basement

Car Parking Space

### Ground Floor

Retail Unit (83.92sq m),  
Ancillary Kitchen and Customer/  
Staff WCs, Access to the  
Mezzanine Office Unit

### First Floor

Mezzanine Office Unit  
(107.77sq m)

### EPC Rating

TBC

### Note

Please note the property is  
elected for VAT.



### Joint Agent

SK Real Estate

**SK** REAL ESTATE  
PROPERTY CONSULTANTS • COMMERCIAL INVESTMENT • BUSINESS

