

# Smith AND SONS

PROPERTY CONSULTANTS

Office

First + Second Floor, 24 Newington, Liverpool L1 4ED



## Description

The property comprises first and second floor office space which extends to a total net lettable area of 1,080 Sq.Ft.

## Location

The premises are located on the corner of Newington and Renshaw Street in Liverpool City Centre. The premises are within the heart of the commercial and retail district with a number of national operators close by.

0151 647 9272

<https://www.smithandsons.net/>

# First + Second Floor, 24 Newington, Liverpool L1 4ED

## Rental Price

£10,800 per annum

## Tenure

By way of a brand new effective full repairing and insuring lease, the length of which is negotiable.

## Accommodation

1st Floor Office	72.42m <sup>2</sup>	779.33ft <sup>2</sup>
2nd Floor Office	27.98m <sup>2</sup>	301ft <sup>2</sup>

W.C + Kitchen Facilities

## Rating Assessment

Rateable Value 2025	TBD
---------------------	-----

## Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

Strictly by appointment with agent, contact;



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.