

## ON THE INSTRUCTIONS OF MARKS & SPENCER PREMISES TO LET - IN AN EXTREMELY HIGH FOOTFALL LOCATION 21-25 WILLIAMSON SQUARE, LIVERPOOL, L1 1EY



### LOCATION

The premises occupy an extremely prominent location fronting Williamson Square with a return frontage onto Tarleton Street, a busy thoroughfare linking Liverpool's principal bus terminal to Church Street and the Liverpool One Shopping Centre. Williamson Square forms one of the entrances to St John's Shopping Centre and is overlooked by the Liverpool Playhouse.

Other occupiers within the immediate vicinity include Matalan, Marks & Spencer, Liverpool FC, as well as a variety of food and beverage operations.

### ACCOMMODATION

The new development provides quality, modern retail/restaurant/office accommodation arranged over ground, basement, first, second and third floors providing the following approximate areas and dimensions:

#### Ground Floor

Internal Width	27 m	(88ft 7")
Shop Depth	21 m	(68ft 11")
Sales Area	481.35 sqm	(5,181 sq ft)

#### Basement

Sales/Ancillary	412.21 sqm	(4,437 sq ft)
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#### First Floor

Sales/Ancillary	467.5 sq m	(5,032 sq ft)
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#### Second Floor

Sales/Ancillary	471.90 sq m	(5,080 sq ft)
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#### Third Floor

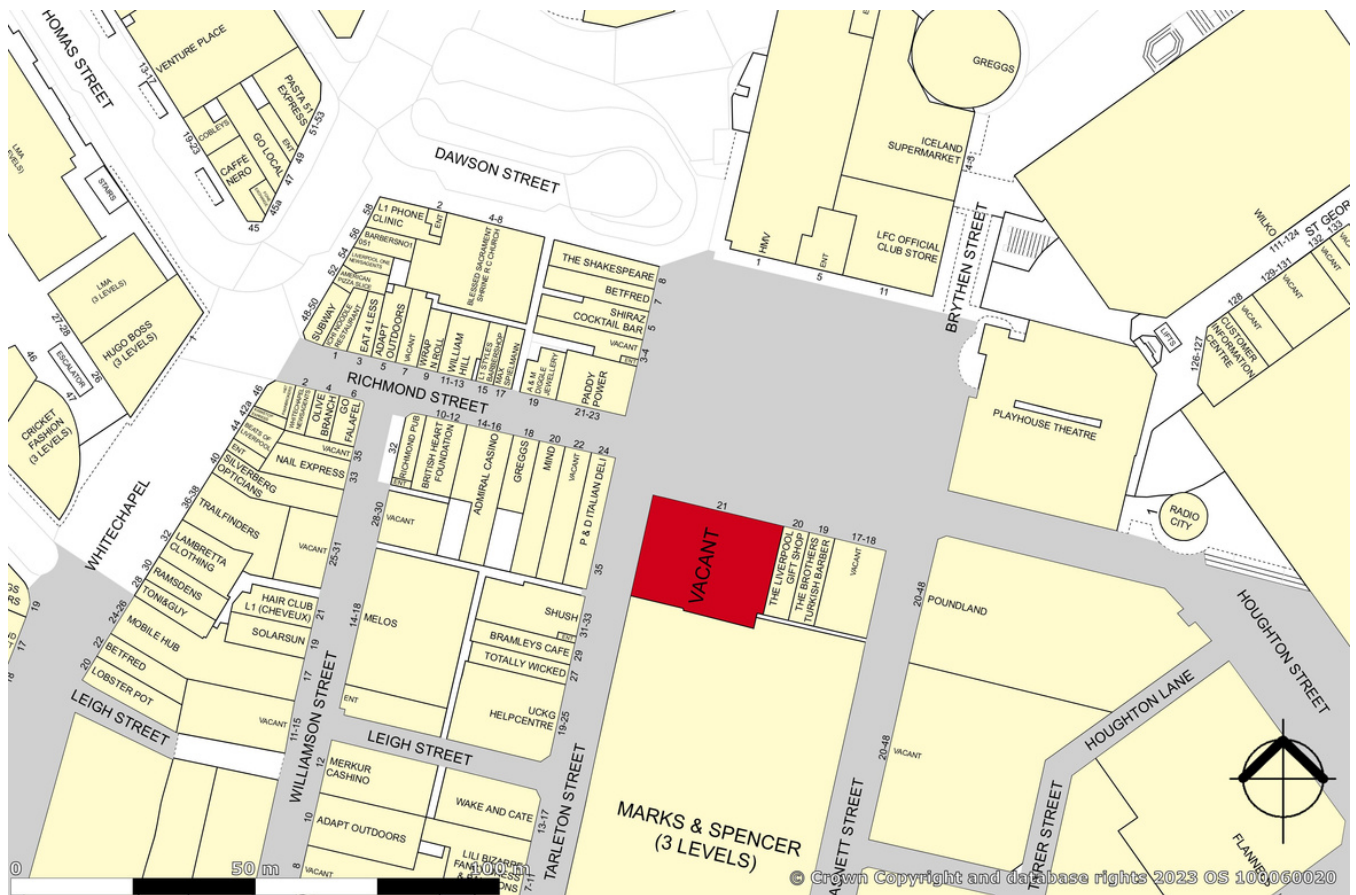
Plant Room/Ancillary	339 sq m	(3,650 sq ft)
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The premises are capable of sub-division, further information on request.

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### LEASE

The premises are available by way of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews for a term of years to be agreed.

### PLANNING

The premises benefit from Class E planning consent allowing a variety of uses including retail, restaurant and business uses.

### LEGAL COSTS

Each party are to be responsible for their own costs incurred in the transaction.

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

### RATES

Interested parties are advised to verify these details via the Local Authority website ([www.voa.gov.uk](http://www.voa.gov.uk)).

### ENERGY PERFORMANCE CERTIFICATE

85-D. A certificate is available upon request.

### RENT

Upon application.

### VAT

All prices and rents are quoted exclusive of but may be liable to VAT.

### VIEWINGS

Strictly by appointment:

Contact: Stephen Perrett, Cheetham & Mortimer  
 Mobile: 07836 339 350  
 Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

Contact: John Birtwistle, Brassington Rowan  
 Mobile: 07711 646990  
 Email: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

### SUBJECT TO CONTRACT MAY 2023

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