

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)

First Floor

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

Second Floor

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

Third Floor

Plant Room/Ancillary 339 sq m (3,650 sq ft)

The premises are capable of sub-division, further information on request.

Cheetham & Mortimer Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that – these particulars do not constitute, nor constitute any part of, an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Cheetham & Mortimer Limited or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Cheetham & Mortimer Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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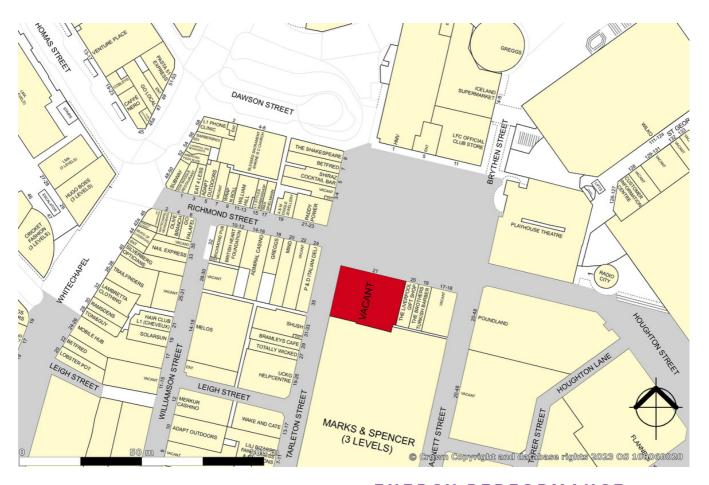




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LEASE

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_psversion 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).

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

Contact: John Birtwistle, Brassington Rowan

Mobile: 07711 646990

Email: <u>john.birtwistle@brassrow.co.uk</u>

SUBJECT TO CONTRACT MAY 2023



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