

TO LET

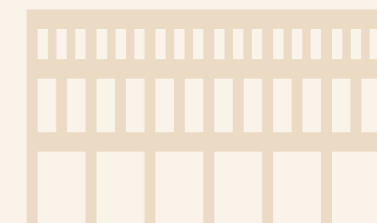
MIXED USE RETAIL / RESTAURANT / OFFICE DEVELOPMENT
23,380 SQ FT (2,172 SQ M) OVER 5 FLOORS



21-25
WILLIAMSON
SQUARE

- In the heart of Liverpool City Centre
- Class E Planning Consent (Retail, Leisure and Offices)
- To let as a whole or in part

LIVERPOOL, L1 1EY



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The subject property occupies a highly prominent position within Williamson Square linking Queens Square and the Bus Interchange to Church Street and the Liverpool One Shopping Centre in the retail / leisure heart of Liverpool City Centre.



Liverpool city centre providing an estimated **3,000,000 sq ft of retail floorspace**



The City is ranked **2nd in the UK** on the measure of retail floorspace



The local area is also home to the Met Quarter (including an Everyman Cinema) and St Johns Shopping Centre, with nearby local and national occupiers including Matalan, Liverpool FC, the Marriott Hotel, Flannels, Nando's, Five Guys and many more.

Some of Liverpool's most popular cultural attractions are all located within easy walking distance including Liverpool Empire Theatre, The Royal Court Theatre, The Playhouse Theatre, St Georges Hall and central library.

Liverpool One, Royal Albert Docks, M&S Bank Arena are all within a 20 minute walk.

LOCATION



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- 1 Baltic Triangle
- 2 Exhibition Centre Liverpool
- 3 M&S Bank Arena
- 4 Hilton Hotel
- 5 Royal Albert Dock
- 6 Ropewalks
- 7 Liverpool 1
- 8 Central Station
- 9 Clayton Square Shopping Centre
- 10 St Johns Beacon / Radio City
- 11 Liverpool Playhouse Theatre
- 12 MET Quarter
- 13 St Johns Shopping Centre
- 14 Royal Court Theatre
- 15 Queens Square Bus Station
- 16 Marriot Hotel
- 17 Shankly Hotel
- 18 Lime Street Station
- 19 St Georges Hall



LOCAL AMENITIES



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Liverpool city centre is home to over 70,000 students and hosts 54 million tourists per annum.

The core retail areas are predominately concentrated on Church Street, which is recognised as the prime high street pitch. Retailers with presence on Church Street include; Primark, TK Maxx, Next, Boots, Decathlon and River Island.

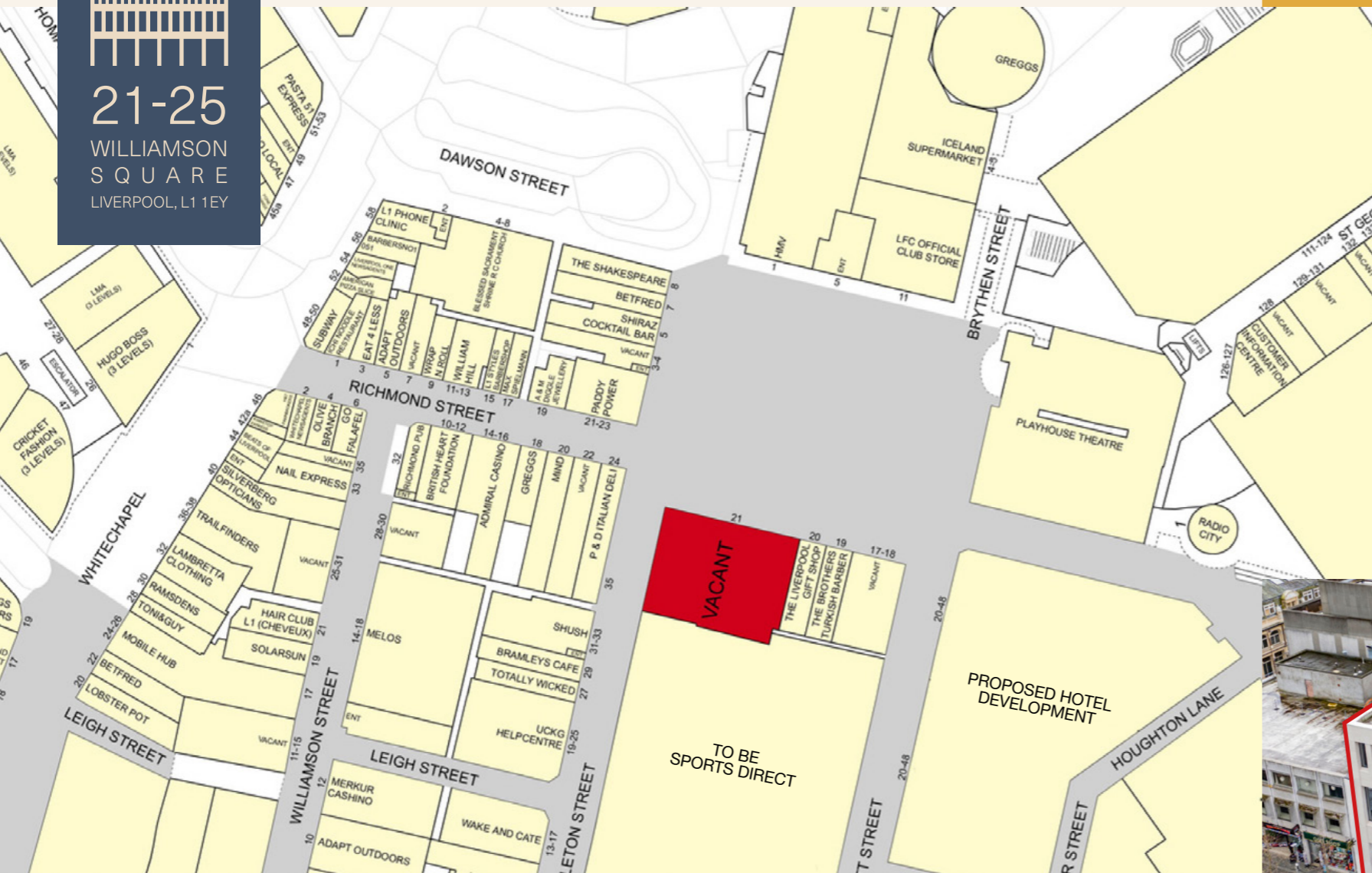
The former M&S fronting Church Street has been sold to Sports Direct and will accommodate a number of their brands.



CORE RETAIL



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The building has been measured in accordance with the RICS Code of Measuring practice (6th Edition) and offers the following floor areas;

FLOOR	SQ M	SQ FT
Basement	412.21	4,437
Ground Floor	481.35	5,181
First Floor	467.50	5,032
Second Floor	471.90	5,080
Third Floor	339.08	3,650
TOTAL	2,172.04	23,380

The building is available as a whole or can be subdivided floor by floor. There is potential for a roof-top terrace as part of the third floor.

Floor plans are available on request.



This development comprises a prominent building in shell specification arranged over ground, basement and three upper floors, giving an an incoming occupier / occupiers the opportunity to fit out as required. The building is suitable for a mixture of opportunities including retail / offices and bar / restaurant.

DESCRIPTION



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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.

EPC

85-D. A certificate is available upon request.

RENT

Upon application.

A rent free package is available subject to lease terms and status.

VAT

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

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

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

FURTHER INFORMATION

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