

LIVERPOOL L1 1PW

21-25 WILLIAMSON SQUARE

LANDMARK BUILDING TO LET IN WHOLE OR PART

RETAIL / RESTAURANT / LEISURE



LOCATION

The premises occupy a hugely prominent site on Williamson Square immediately to the rear of the **proposed new 100,000 sq.ft+ Sports Direct multi-brand store** and opposite **HMV, Matalan and Liverpool FC.**

Williamson Square is a **pivotal location** between **Church Street** and **Queens Square, St John's Centre** and **The Met Quarter.**

Flannels Designer Store and **TK Maxx** plus excellent **car-parks, bus links** and the Dawson Street **taxi-rank** are all close by.

ACCOMMODATION

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

Internal Width	88'07"	25.00 m
Shop Depth	68'11"	21.00 m

Ground Sales	5,181 sq ft	481.35 sq m
Basement Sales/Anc	4,437 sq ft	412.21 sq m
First Sales/Anc	5,032 sq ft	467.50 sq m
Second Sales/Anc	5,080 sq ft	471.90 sq m

The premises can accommodate a Mezzanine Sales floor but are equally capable of sub-division.

LEASE

A new full repairing and insuring lease is available for a term of years to be agreed.

RENT

On application.

COSTS

Each party to pay their own costs.

RATES

The property is yet to be assessed for rating purposes and for further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to retail relief.

ENERGY PERFORMANCE CERTIFICATE

An EPC Certificate is available upon request.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

John Birtwistle D: 0113 383 3758
M: 07711 646990
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Or

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SUBJECT TO CONTRACT

