

LOT  
**56**

**19 & 21 Williamson Street, Liverpool L1 1EB**

**RETAIL INVESTMENT**

Guide Price **£400,000+**



**A freehold city centre retail investment producing £32,000 per annum. The property comprises two retail units arranged over ground and first floors. 21 Williamson Street is currently let to Cheveux Limited and 19 Williamson Street is vacant.**

**Situated**

The property is prominently situated on Williamson Street opposite the junction with Leigh Street which links directly to the new entrance of Marks & Spencer. Williamson Street leads directly to Church Street and the new Churchyard entrance and Paradise Street entrance to the Liverpool One Development. Nearby retailers include Slaters, High & Mighty, Bon Marche, H&M Clothing and Vodafone.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION
19	Vacant	Ground Floor sales 78.22 m <sup>2</sup> (842sq ft) Ground Floor Ancillary 12.54 m <sup>2</sup> First Floor Ancillary 48.82 m <sup>2</sup> (504sq ft)	—	—	—
21	Cheveux Ltd	Ground Floor Sales 86.70m <sup>2</sup> (933sq ft) First Floor Ancillary 42.4 m <sup>2</sup> (486sq ft) *Measurements taken from VOA prospective purchasers are advised to make their own enquiries.	5 years from 8th July 2009 Effective FR & I	£32,000pa increasing to £33,000 year 5	8th July 2013
Total				£32,000pa	
<b>Current Rent Reserved</b>				<b>£32,000pa</b>	