

LOT
22

17 Hatton Garden, Liverpool L3 2FE
COMMERCIAL INVESTMENT

Guide price **£125,000+**

**POSTPONED, TO
BE OFFERED IN
DECEMBER AUCTION**



City Centre retail/office investment currently producing £18,000pa (inclusive of service charge). The premises comprises a self contained ground floor shop currently trading as a Cafe, together with self contained first floor air conditioned meeting room and kitchen. There is a single car parking space within the basement car park included in the sale.

Situated

The subject premises are located on Hatton Garden within a vibrant part of Liverpool city centre between Dale Street and Tithebarn Street. The surrounding area is a mixture of commercial and residential accommodation with numerous retail amenities available along nearby Dale Street whilst Church Street and Liverpool ONE are within a 10 minute walk. The area is well served by local transport networks with both Moorfields and Lime Street Merseyrail Stations and Queens Square Bus Station within close proximity.



Not to scale. For identification purposes only

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UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
Ground Floor	Mrs A Evans T/A Cafe Seventeen	TBC	10 years	£10,000pa	TBC
First Floor	Shepherd	124.86sqm (1344 sqft)	3 years from 1st October 2013 on internal repairing & insuring terms.	£8,000pa including £2000pa for service charge	1st October 2016