



TO LET

**SUBSTANTIAL
RETAIL
UNIT**

Ground Floor 1,147 sq.ft.

28/30 Williamson Street, Liverpool L1 1EB

- The property is situated on Williamson Street close to its junction with Richmond Street a busy street linking to Williamson Square.
- Williamson Street leads directly to Church Street and a short distance to the Paradise Street entrance of Liverpool One.
- Nearby retailers include Slaters Menswear, Dawson's Music, Bonmarché, Adapt Outdoors and a number of independent operators.



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Areas

Ground Floor 1,147 sq.ft. (106.52 sq.m.)
 First Floor 1,129 sq.ft. (104.96 sq.m.)

Tenure

The property is offered by way of a new full repairing and insuring lease with terms to be agreed.

Rent

£26,000 per annum exclusive of Rates, VAT, service charge, and all other outgoings.

Rates

Rateable Value £34,000

EPC

D89

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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