

# 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, Dawsons 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

 $\pounds 26,000$  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:

- Allie Bainbridge
- t. 0151 242 3141
- m. 07884 265 760
- e. allie.bainbridge@masonowen.com

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