

metis



RETAIL OPPORTUNITY - 62 LORD STREET, LIVERPOOL ONE, L2 1TD

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LOCATION

Liverpool One is located in the heart of Liverpool city centre and is one of the UK's prime retail & leisure destinations attracting in excess of 29 million visitors each year.

Built around the existing streets of Liverpool and anchored by John Lewis and Debenhams the 1.65 million sq ft complex is home to over 170 shops, bars and restaurants as well as an 18 - screen cinema, an indoor adventure golf course and a 3,000 space car park.

Other notable occupiers include Zara, Arket, Victoria's Secret and Apple.

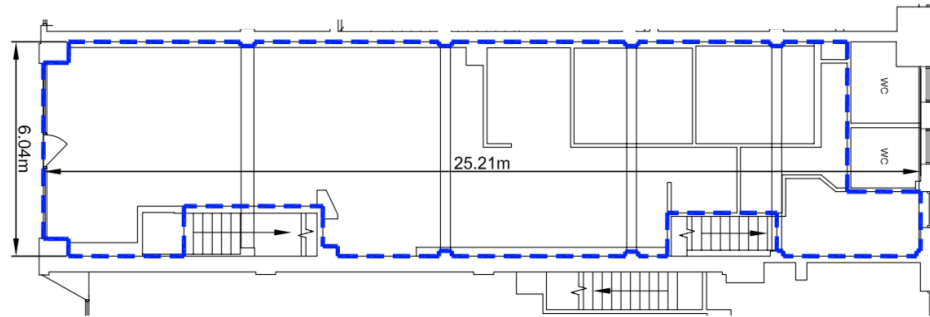
The subject premises occupy a prominent position on Lord Street, next to Greggs and Home Bargains. Nearby occupiers include Debenhams, H & M, Tortilla, Caffe Nero, Costa, Greggs, Barclays, Menkind and Footlocker.



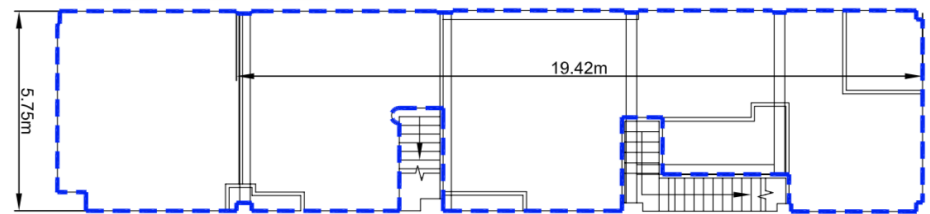
- 29 million visitors annually.
- 9% higher spend per customer vs UK city centre average.
- 58% higher average catering spend than in town centres.

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GROUND FLOOR



BASEMENT



- 8% increase in social media followers and 2.5% growth in website visitors.
- 2.1 million tourists visit Liverpool each year.
- 95% of all occupiers would recommend Liverpool ONE

ACCOMMODATION

The premises are arranged over basement and ground floor and provide the following approximate floor areas:

Basement:	1,397 sq ft (129.79 sq m)
Ground Floor:	1,428 sq ft (132.67 sq m)

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SUBJECT TO VACANT POSSESSION

TENURE

A new lease for a term to be agreed.

RENT

Upon Application

SERVICE CHARGE

£2,968.00 per annum

RATEABLE VALUE

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value: £104,000

2019/2020 UBR: £0.504

Rates Payable: £52,416 pa

Interested parties are advised to make their own enquiries to the Local Authority (Tel. 03000 501 501) or visit www.voa.go.uk

EPC

The property has an EPC rating of E (122). A copy of the EPC is available upon request.

COSTS

1. The ingoing party is to be responsible for their own legal costs incurred in this transaction.

2. All figures quoted are exclusive of VAT where applicable.

VIEWING

Appointments to view should be made strictly by appointment through Metis Real Estate Advisors or Cushman & Wakefield.



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