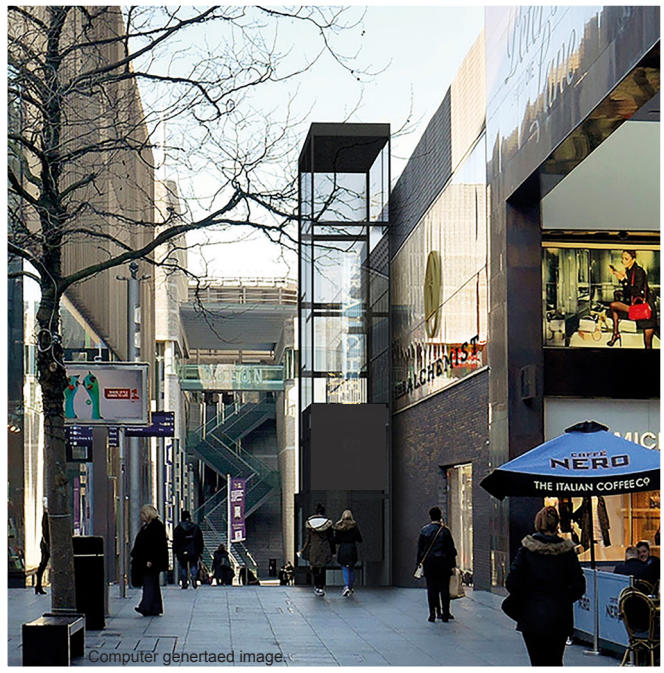




LEISURE OPPORTUNITY

3 COLLEGE LANE, LIVERPOOL ONE, L1 3DS



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3 COLLEGE LANE, LIVERPOOL ONE, L1 3DS



- 29 million visitors annually.
- 9% higher spend per customer vs UK city centre average.
- 58% higher average catering spend than in town centres and 27% higher than regional malls.
- 2.1 million tourists visit Liverpool each year.
- 95% of all occupiers would recommend Liverpool ONE to their peers.
- 8% increase in social media followers and 2.5% growth in website visitors.

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

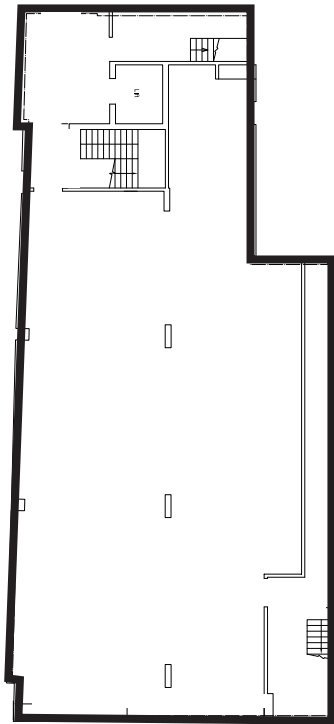
John Lewis and Debenhams the 1.65 million sq ft complex is home to over 170 shops, bars and restaurants as well as an 18 - screen cinema, an indoor adventure golf course and a 1,900 space car park. Other notable occupiers include Zara, Arket, Victoria's Secret and Apple.

The subject unit provides a ground floor entrance on College Lane, leading up to a large clear space at first and second floor. The second floor leads out to a large secure roof terrace. Surrounding occupiers include Waterstones, Flannels, Wahaca and Roxy Ball room.

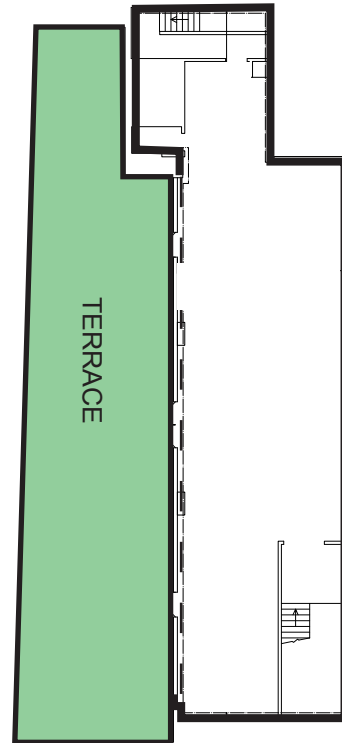


LEISURE OPPORTUNITY

3 COLLEGE LANE, LIVERPOOL ONE, L1 3DS



FIRST FLOOR



SECOND FLOOR

ACCOMMODATION

The premises are arranged over ground, first and second floor and provide the following approximate floor areas:

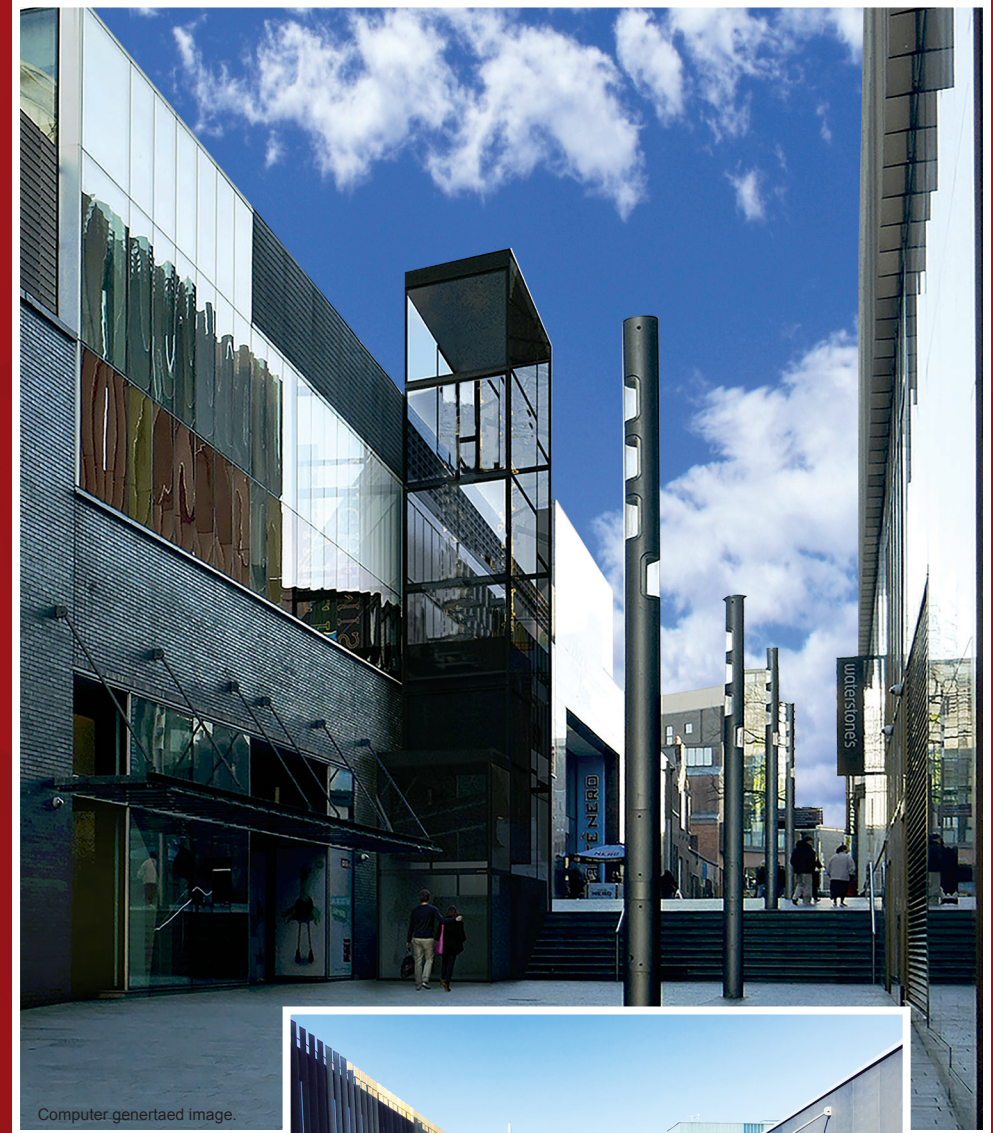
GROUND FLOOR ENTRANCE: 425 sq ft (39.46 sq m)

FIRST FLOOR: 4,247 sq ft (394.55 sq m)

SECOND FLOOR: 2,389 sq ft (221.95 sq m)

TERRACE: 1,774 sq ft (164.81 sq m)

An opportunity exists to create an external lift access as per CGI image.



LEISURE OPPORTUNITY

THE CRECHE, 3 COLLEGE LANE, LIVERPOOL ONE, L1 3DS

TENURE

A new lease for a term to be agreed.

RENT

Upon Application.

SERVICE CHARGE

Service charge and insurance £67,864 pa.

RATES

The unit is not currently assessed.

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

EPC

EPC rating:

Copy available upon request.

COSTS

1. The incoming 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.



Metis

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9-21 Princess Street,
Manchester
M2 4DN

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Dan Davies:

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