

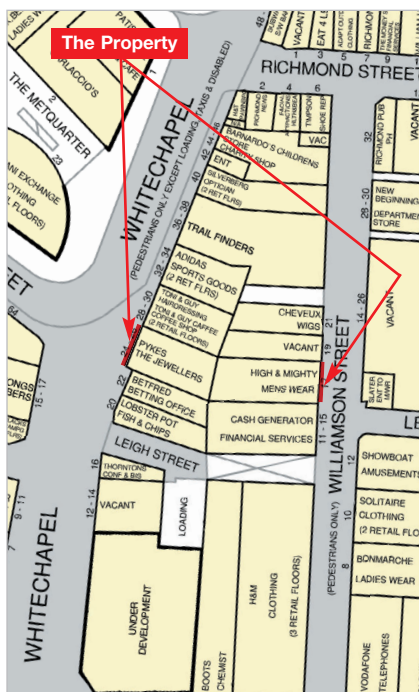
Liverpool

24-26 Whitechapel & 17 Williamson Street Merseyside L1 1EB

- Freehold Shop Investment
- Two city centre shops opposite the 'Met Quarter'
- Each let on leases from 2010
- No VAT applicable
- Rent Review 2015
- Total Current Rents Reserved

£127,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

The city of Liverpool is one of the major commercial and retail centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6, 4 miles from Liverpool city centre. Liverpool provides 3 million sq ft of retail space including 1.65 million sq ft of retail and leisure in Liverpool One, making it the fifth biggest retail centre in the UK.

The property is situated opposite the entrance to the Met Quarter, near the new branch of Forever 21, a flagship 46,000 sq ft store due to open in spring 2013.

Nearby occupiers include Armani, Hugo Boss, Timberland, Molton Brown and new branches of Jack Wills and Carluccios.

Description

The property is arranged on ground and three upper floors with dual frontage. 24-26 Whitechapel provides a ground floor shop with ancillary accommodation above. The second and third floor are inaccessible and not used. 17 Williamson Street provides a further shop with storage above the shop and 24/26 Whitechapel.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24-26 Whitechapel	William Pyke & Sons Ltd (1) (t/a Pykes Jewellers)	Gross Frontage 9.29 m Net Frontage 7.83 m Shop Depth 11.98 m Ground Floor Sales 106.70 m Ground Floor Store 34.80 m	(30' 6") (25' 8") (39' 4") (1,149 sq ft) (375 sq ft)	15 years from 25.03.2010 Rent review every 5th year Tenant's break clause at 5th and 10th anniversary IR & I subject to a schedule of condition	£85,000 p.a. Rent Review 2015
24-26 Whitechapel	Vacant	Second Floor Ancillary Third Floor Ancillary	Void - No Access Void - No Access		
17 Williamson Street	J D Williams & Co Ltd (2) (t/a High and Mighty)	Gross Frontage 8.66 m Net Frontage 7.51 m Shop Depth 26.95 m Ground Floor Sales 165.5 sq m Ground Floor Store 16.91 sq m First Floor Ancillary 98.7 sq m	(28' 8") (24' 8") (28' 8") (1,782 sq ft) (182 sq ft) (1,063 sq ft)	10 years from 04.11.2010 Rent review in the 5th year FR & I	£42,000 p.a. (3) Rent Review 2015

(1) For the year ended 30th April 2011, William Pyke & Sons Ltd reported shareholders' funds and a net worth of £1.810m.
(Source: riskdisk.com 07.11.12.)

(2) For the year ended 26th February 2011, J D Williams & Co Ltd reported a turnover of £657.51m, pre-tax profits of 80.625m, shareholders' funds of £150.81m and a net worth of £148.918m. (Source: riskdisk.com 07.11.12.)

(3) Rent agreed at £21,000 pa until 4th November 2014, the Vendor will top up on completion such that the purchaser will effectively receive £42,000 pa.

Total £127,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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