

lot 15

Unit 8A and 8B, Great Charlotte Street Liverpool, Merseyside L1 1HU

Rent
£135,000
per annum
exclusive

Two Prime City Centre Retail Investments

- Two city centre retail units with A3 planning consent
- Entirely let to Pizza Hut (UK) Limited
- Prominent corner position in prime city centre location close to St John's Shopping Centre and Clayton Square Shopping Centre
- Approximately 100 metres from Liverpool Central Railway Station
- Nearby occupiers include Lloyds TSB, McDonald's, Bella Italia and Lewis's Department Store
- Six Week Completion Period Available



On behalf of



lot 15

Rent
£135,000
per annum
exclusive



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.

Location

Miles: 12 miles south-west of St Helens
17 miles west of Warrington
Roads: A59, M62 (Junction 4)
Rail: Liverpool Central Railway Station
Air: Liverpool John Lennon International Airport

Situation

The property is situated in a prominent corner location on the eastern side of Great Charlotte Street at its junction with Mitchell Place. The property benefits from its proximity to St John's Shopping Centre and Clayton Square Shopping Centre as well as being just 110 metres from Liverpool Central Railway Station. Other nearby occupiers include Lloyds TSB, McDonald's, Bella Italia and Lewis's Department Store

Description

The property comprises two retail units over ground and first floors. Unit 8B also benefits from basement accommodation.

Tenure

Long Leasehold. Held from Liverpool City Council for 150 years from 29th September 1988 until 28th September 2138 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
8A	Ground	Retail	197 sq m (2,118 sq ft)	PIZZA HUT (UK) LIMITED (1) (2)	25 years from 25/03/1990 on a full repairing and insuring lease	£135,000	(25/03/2015)
	First	Kitchen	98 sq m (1,050 sq ft)				
8B	Ground	Retail/Ancillary	143 sq m (1,533 sq ft)				
	Basement	Retail	104 sq m (1,122 sq ft)				
	First	Kitchen/Ancillary	124 sq m (1,334 sq ft)				
Totals			666 sq m (7,157 sq ft)			£135,000	

(1) Opened in 1958, Pizza Hut is the world's largest pizza company with c. 13,000 stores worldwide. (Source: www.pizzahut.co.uk 02/11/2011)
(2) The tenant has sublet Unit 8B, which is trading as KFC.

For further details please contact:
Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Reed Smith LLP
Broadgate Tower, 20 Primrose Street,
London EC2A 2RS.
Tel: +44 (0)20 3116 3465.
Email: lphillips@reedsmith.com
Ref: Liam Phillips.