lot 15

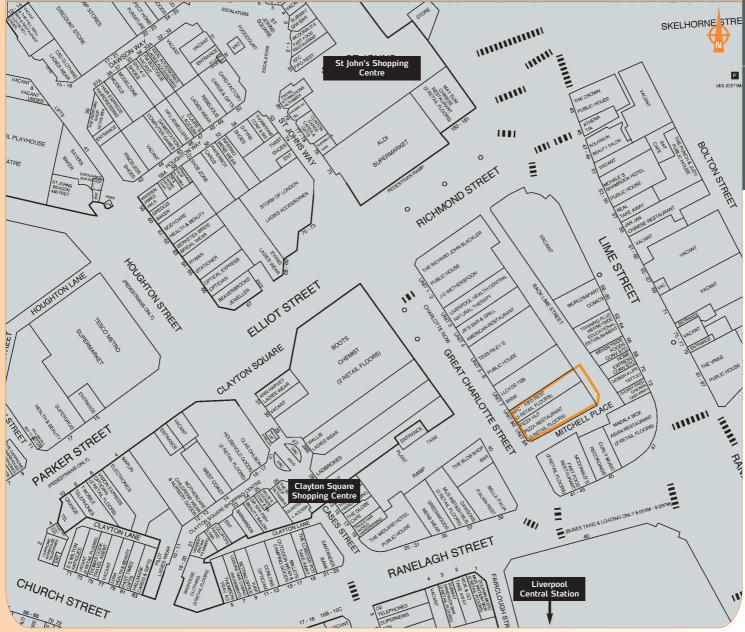
Unit 8A and 8B, Great Charlotte Street Liverpool, Merseyside L1 1HU

Two Prime City Centre Retail Investments

- Two city centre retail units with A₃ planning consent Approximately 100 metres from Liverpool Central
- 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
- Railway Station
- Nearby occupiers include Lloyds TSB, McDonald's, Bella Italia and Lewis's Department Store
- Six Week Completion Period Available







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Miles: 12 miles south-west of St Helens 17 miles west of Warrington

Roads: A59, M62 (Junction 4) Rail: Liverpool Central Railway Station Liverpool John Lennon International Airport Air:

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.

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

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	(Reversion)
8A 8B	Ground First Ground Basement First	Retail Kitchen Retail/Ancillary Retail Kitchen/Ancillary	197 sq m 98 sq m 143 sq m 104 sq m 124 sq m	(2,118 sq ft) (1,050 sq ft) (1,533 sq ft) (1,122 sq ft) (1,334 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)
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.

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