

lot 21

14-21 Williamson Street, Liverpool
Merseyside L1 1EB

Rent
£243,532
per annum
exclusive

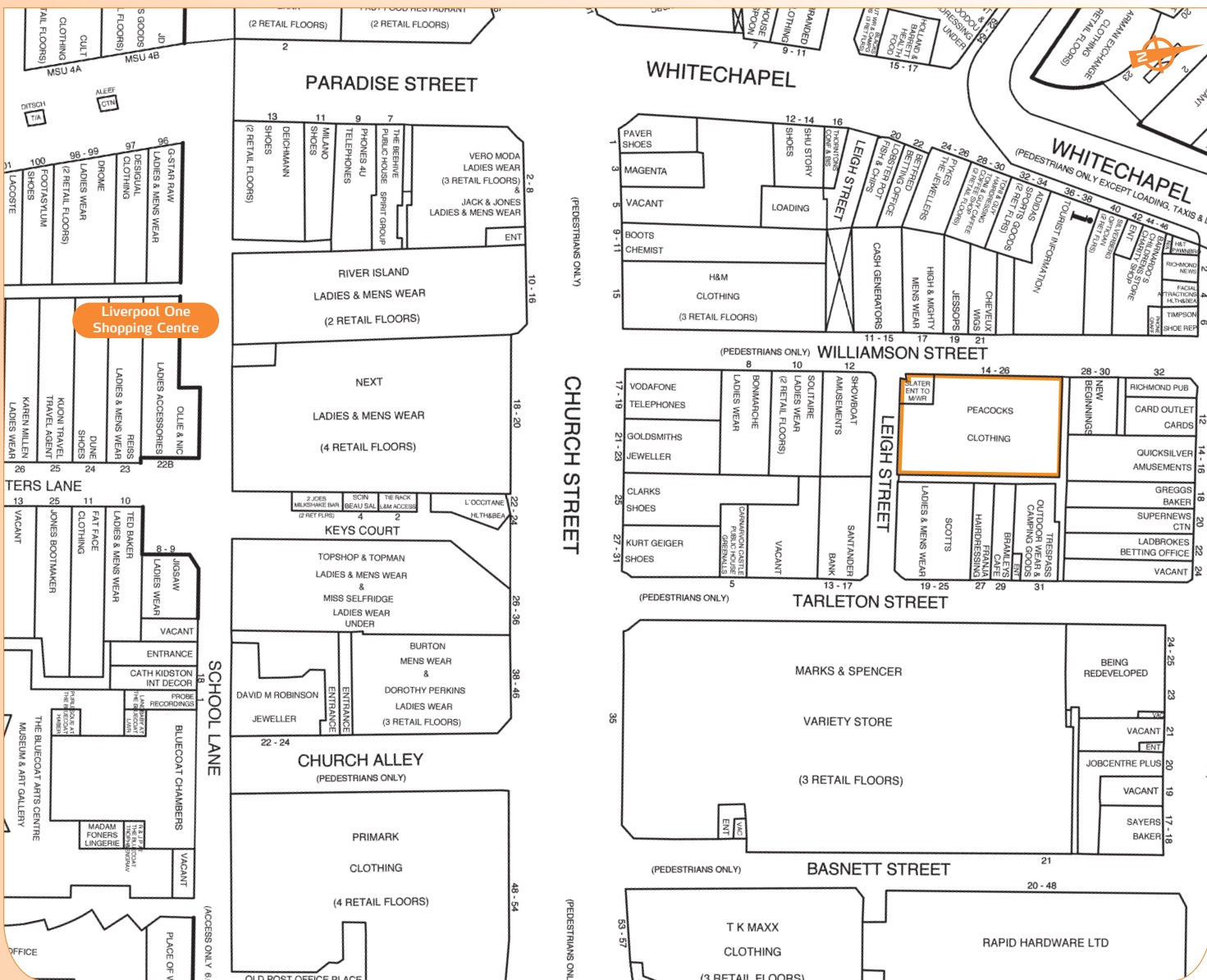
City Centre Retail Investment

- Let to Dorsman Estates Co Limited (guaranteed by Peacock's Stores Limited) (t/a Peacocks and Slater Menswear)
- Prime central pedestrianised retail district
- Close to the major Liverpool One Shopping Centre and the established St John's Centre
- Neighbour occupiers include Marks & Spencer, H&M, River Island and Next



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Location

Miles: 35 miles west of Manchester,
17 miles north of Chester,
17 miles west of Warrington

Roads: A59, M62 (Junction 4)

Rail: Liverpool Central Railway Station, Liverpool Lime Street

Air: Liverpool John Lennon International Airport

Situation

The property is situated in the heart of Liverpool's prime pedestrianised retailing district approximately 150 metres equidistant from the major established St John's Shopping Centre and the modern Liverpool One shopping centre.

Description

The property is a substantial detached retail building comprising retail and ancillary accommodation on the ground floor, first floor, second floor and basement.

Tenure

Long Leasehold. Held from Liverpool City Council for a term of 125 years expiring on 24th December 2110 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit/Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Retail & Ancillary	673.56 sq m (7,250 sq ft)	DORSMAN ESTATES CO LIMITED (guaranteed by Peacock's Stores Limited) (t/a Peacocks) (1)	10 years from 29/09/2003	£114,282	Annually – subject to turnover rent. See lease for details
Part Ground	Retail and Loading	588.50 sq m (6,335 sq ft)				
Part Ground	Retail & Ancillary	87.59 sq m (943 sq ft)	SLATER MENSWEAR (2)	15 years from 29/09/2001	£129,250	29/09/2011
First	Retail/Ancillary	677.71 sq m (7,293 sq ft)				
Second	Ancillary	673.67 sq m (7,251 sq ft)				
Totals		2,701.03 sq m (29,072 sq ft)			£243,532	

(1) Dorsman Estates Co Limited lease and manage property for the trading requirements of the Peacock Group. For the year ending 3rd April 2010 Dorsman Estates Co Limited reported a turnover of £971,000, pre-tax profits £4,193,000 and a net worth of £18,262,000. (Source: riskdisk 10.11.2011). For the year ending 3rd April 2010 Peacocks Stores Limited reported a turnover of £526,653,00, pre-tax profits of £39,358,000 and a total net worth of £136,847,000. (Source: riskdisk 31.10.2011)

(2)Slaters Menswear are a long established family business operating from 22 outlets nationwide. (www.slaters.co.uk)

For further details please contact:

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