



**6 WEEK COMPLETION**

**SITUATION**

Occupying an excellent trading position in the heart of Liverpool City Centre, opposite **Liverpool Central Station**, **Burger King** and **Ladbrokes**, adjacent to **Betfred** and **Thomson** close to branches of **Lloyds TSB**, **Past Times**, **Hallmark** and many others. The property lies close to the entrance to the **Clayton Square Shopping Centre** at the junctions with Bold Street and Church Street.

**PROPERTY**

An attractive period terraced property comprising a **Ground Floor Shop** with internal access to a **Tanning Salon** on 2 upper floors plus Attic floor.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	14'9"
Internal Width	14'11"
Shop Depth	46'6"
Built Depth	58'4"
WC	

**First Floor Tanning Salon Area**      Approx    610 sq ft

**Second Floor Tanning Salon Area**    Approx    410 sq ft

**Attic Floor** – No access

**TENANCY**

The entire property is let on a full repairing and insuring lease to **White Leisure Limited (having 5 branches)** as a **Gaming Centre & Tanning Salon** for a term of 15 years from 9th September 2004 at a current rent of **£65,000 per annum** exclusive.

**Rent Review 2014**

**£65,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**



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**The Property**



**VENDOR'S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneer an administration fee of £350 (including VAT) upon exchange of contracts