

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**

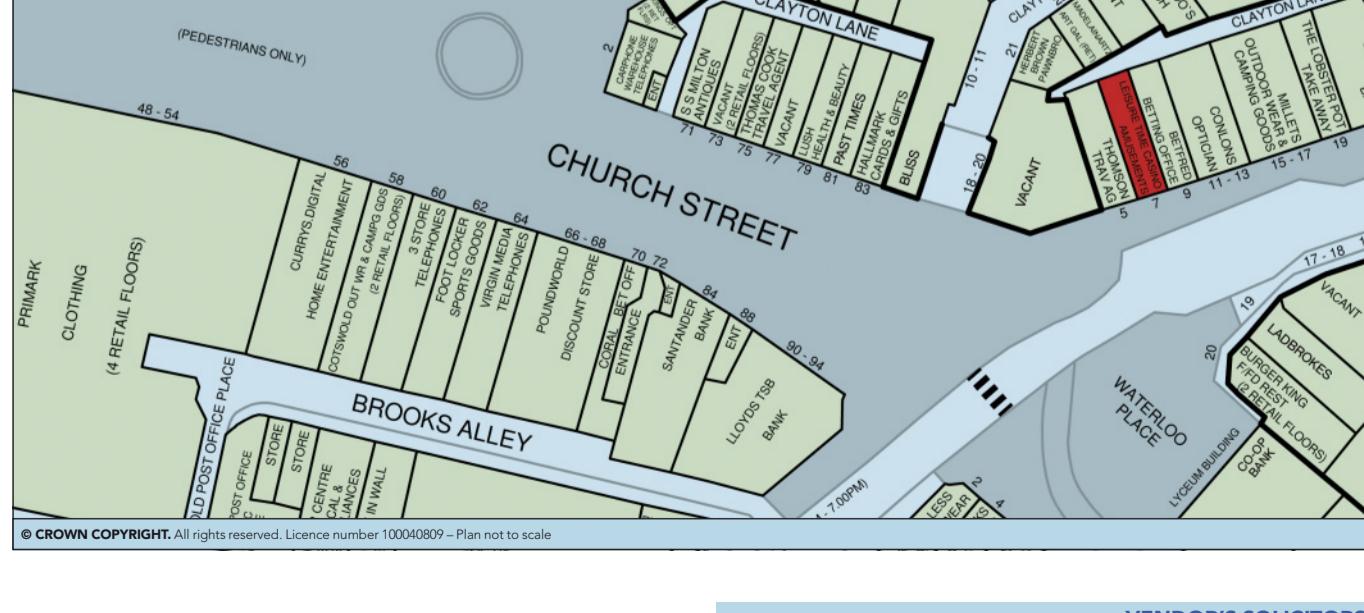
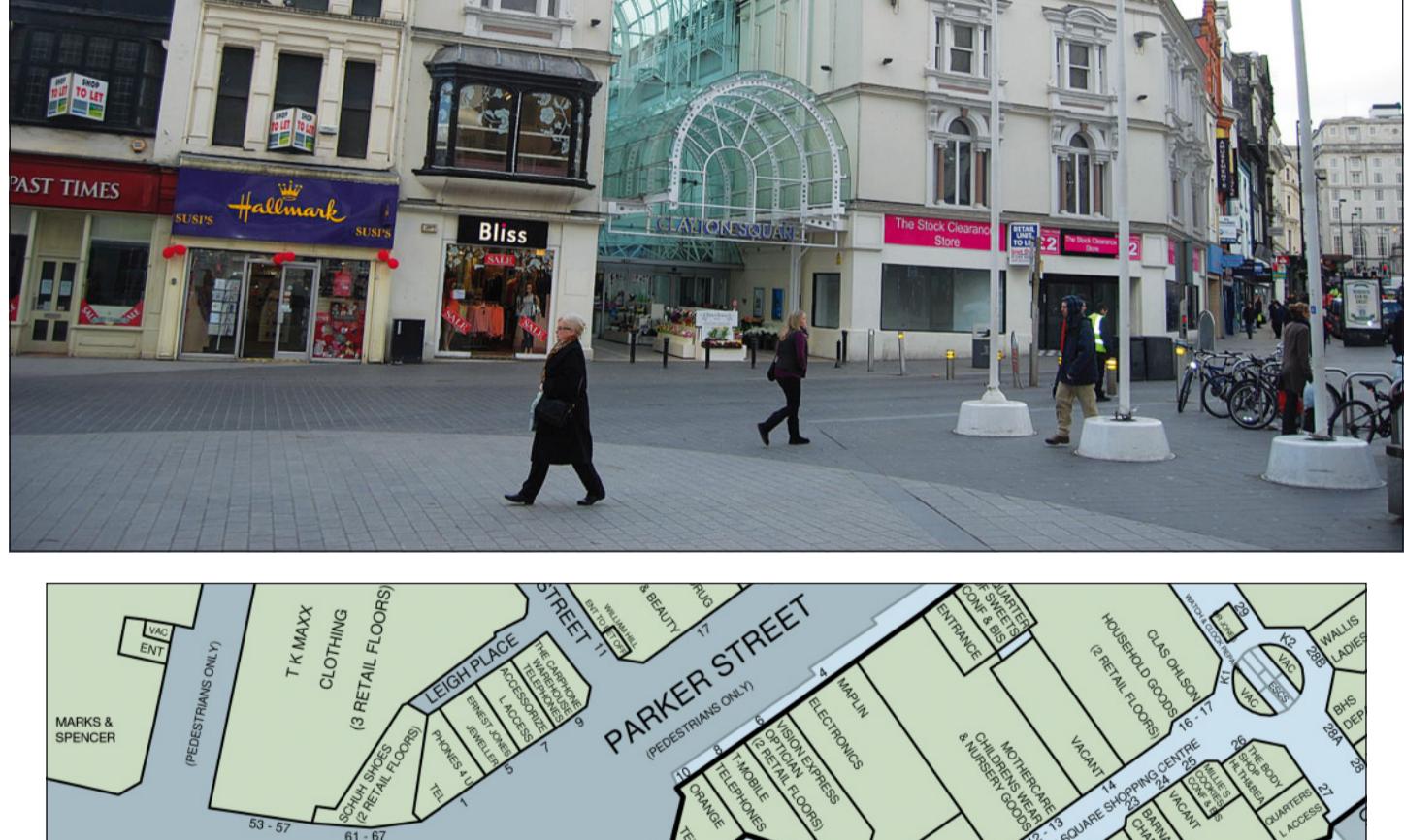
The entire property is let on a full repairing and insuring lease to **White Leisure Limited (having 5 branches) as a Gaming Centre & Tanning Salon** for a term of 15 years from 9th September 2004 at a current rent of **£65,000 per annum** exclusive.

Rent Review 2014

£65,000 per annum

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

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**VENDOR'S SOLICITORS**

BBS Zatman LLP – Tel: 0161 832 2500

Ref: D. Berger Esq – Email: daniel@bbszatman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE

The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts