

# TO LET: RETAIL UNIT & UPPER FLOOR OFFICES

17-18 WILLIAMSON SQUARE, LIVERPOOL, MERSEYSIDE, L1 1PW

\*\*Retail Unit / Office Accommodation Available Separately or Combined \*\*



**TO LET**  
GROUND FLOOR RETAIL &  
UPPER FLOOR OFFICE SPACE  
AVAILABLE SEPARATELY  
1552 - 8,580 sq ft  
CALL: 0203 200 1000  
CBRE

WILLIAMSON  
SQUARE

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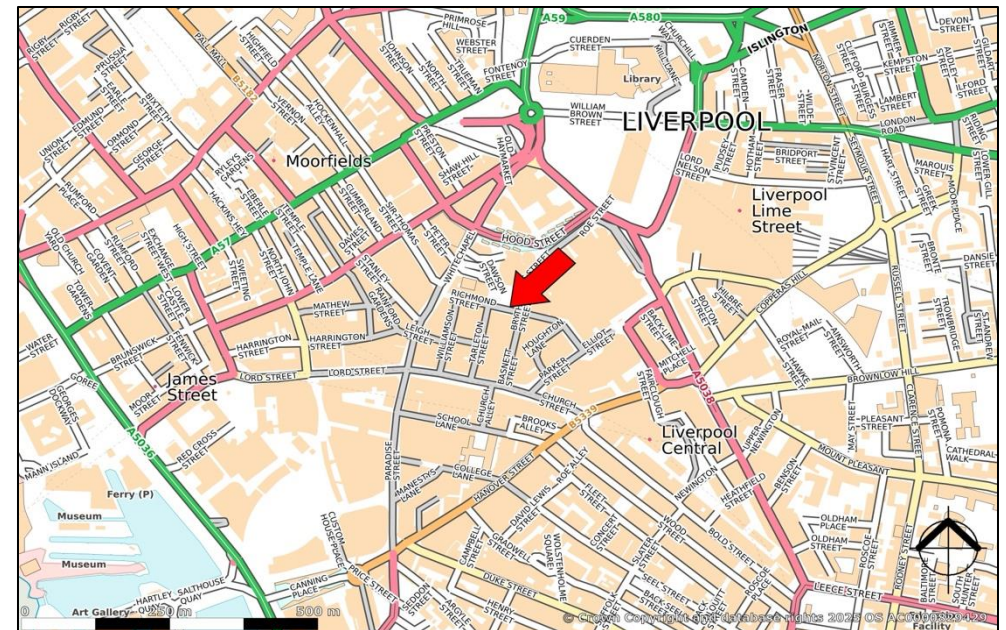
**GIFT SH.**

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### KEY HIGHLIGHTS

- Prime location in the heart of Liverpool's retail and commercial core.
- Extremely prominent frontage fronting Williamson Square and Basnett Street in very close proximity to Church Street, Liverpool's main shopping street and gateway to Liverpool One.
- Highly visible 3 storey building with basement and offers significant and exciting potential for a range of uses to include retail, restaurant, leisure, health and fitness and offices uses.
- Total accommodation extends to 9,062 sq ft.
  - Retail Unit: 1,552 sq ft to ground floor and 482 sq ft basement.
  - Offices: 1<sup>st</sup> Floor: 3,530 sq ft and 2<sup>nd</sup> Floor 3,498 sq ft



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## SELECTION OF PICTURES: RETAIL UNIT & OFFICES



Retail Unit – Ground Floor



Retail Unit – Ground Floor



Retail Unit – Ground Floor



Office Space – 1<sup>st</sup> Floor



Office Space – 1<sup>st</sup> Floor



Office Space – 2<sup>nd</sup> Floor

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## LOCATION & SITUATION

- The property occupies an extremely prominent position fronting Williamson Square with a side frontage onto Basnett Street, a busy thoroughfare linking directly to Church Street and Liverpool One Shopping Centre. Williamson Square forms one of the entrances to St John's Shopping Centre and is overlooked by the Liverpool Playhouse.
- Other occupiers within the immediate vicinity include Matalan, Sports Direct (opening Q4 2025), Liverpool FC Club Shop, as well as a variety of food and beverage operations.

## DESCRIPTION

- The Property comprises an end terraced three storey building with basement of concrete and metal beam construction with a rendered frontage under a flat roof.

## ACCOMMODATION

- The available spaces comprise a ground floor retail unit with basement and two large open plan office floors.
- The ground floor unit benefits from a dedicated glazed entrance on the corner of Williamson Square and Basnett Street. The unit comprises a rectangular open plan unit with extensive glazing front and side frontage with decent floor to slab head height. Parts of the existing fit out remain with a suspended ceiling with integrated lighting and air condition units in addition to a customer toilet.
- Rear communal areas provide access to the rear fire escape and the retail unit's flue extraction system in addition to a commercial goods lift and staircase to the basement. Within the basement is the retail unit's secure storage area in addition to communal staff toilets (shared between the 3 ground floor commercial units)
- The offices are accessed from an automated glazed door on Basnett Street. The entrance lobby leads through to the main staircase and passenger lift. Both of the office floors are self contained and offer open plan accommodation with an abundance of natural light, toilet and kitchen facilities together with suspended ceilings, integrated lighting and air-conditioning units.

## LEASE DETAILS

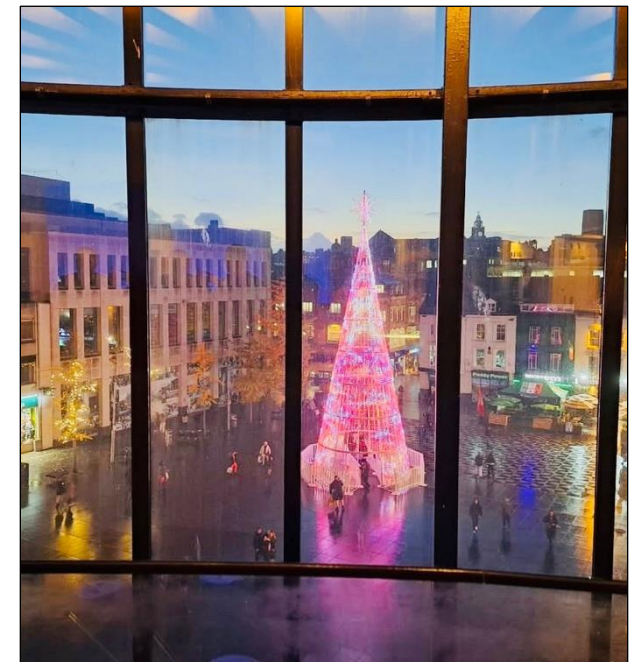
- The various units are available immediately, either in isolation or as a large combined space on new internal repairing and insuring lease(s), subject to rent reviews every 5 years for a term of years to be agreed.

▪ Quoting Rents: **Retail Unit: £35,000 pa** **Office 1<sup>st</sup> Floor : £42,500 pa** **Office 2<sup>nd</sup> Floor: £42,000 pa**

\*\*\*Rental deals are available for taking combined space. Further details on request \*\*\*

## Floor Area (NIA Basis)

Unit	Floor	SQ M	SQ FT
Unit 1	Ground	144.18	1,552
Unit 1	Basement	44.77	482
Offices	1 <sup>st</sup> Floor	327.94	3,530
Offices	2 <sup>nd</sup> Floor	324.97	3,498
<b>Total</b>		<b>886.86</b>	<b>9,062</b>



Picture: Overlooking Williamson Square

## EPC

An updated EPC is currently being undertaken for the units .

## SERVICES

We understand the units benefit from the following services; Mains drainage, gas, water, 3 phase electricity, air conditioning and fire alarm system. A full extraction and air conditioning system exists for the ground floor retail unit.

## BUSINESS RATES RATEABLE VALUE

**Ground Floor Unit:** £29,911 with effect from April 2023.

**1<sup>st</sup> Floor Office:** £19,639 with effect from April 2023.

**2nd Floor Office:** £7,886 with effect from April 2023.

For the avoidance of doubt, business rates are the responsibility of any ingoing Tenant.

## PREMISES LICENSE

Obtaining a suitable premises license, (if required) will be the responsibility of the ingoing Tenants.

## PLANNING

We understand the property is not Grade II listed and is not located within a Conservation Area. We note that the building benefits from a Class E planning consent and therefore a range of uses from retail, bar, restaurant, health and fitness, leisure and offices will be permitted.

## TERMS

The units are available by way of new internal repairing and insuring leases. The Landlord will provide relevant lease incentives to assist ingoing Tenants with their fitouts.

## VAT / SERVICE CHARGE / INSURANCE

Figures stated are exclusive of VAT. The building has been elected for VAT and therefore VAT will be chargeable on rent. In addition, a proportionate service charge of £4.69 per sq ft is levied across the lettable space. Further information is available on request.

## VIEWINGS

Viewings are to be arranged strictly through CBRE or LBL Real Estate the retained joint agents.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## DISCLAIMER

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