



City Centre retail/office investment currently producing a net income of £16,000pa. The premises comprises a self-contained ground floor shop currently trading as a Cafe, together with self-contained first floor air conditioned office, with meeting room and kitchen.

Situated

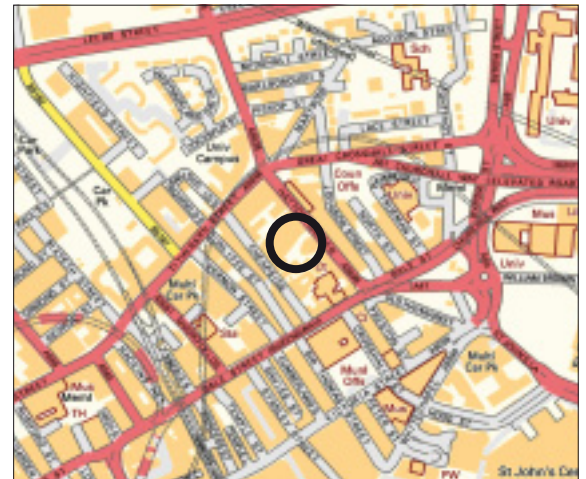
The subject premises are located on Hatton Garden within a vibrant part of Liverpool city centre between Dale Street and Tithebarn Street. The surrounding area is a mixture of commercial and residential accommodation with numerous retail amenities available along nearby Dale Street whilst Church Street and Liverpool ONE are within a 10 minute walk. The area is well served by local transport networks with both Moorfields and Lime Street Merseyrail Stations and Queens Square Bus Station within close proximity.

EPC Rating

C

Note

The property is registered for VAT and VAT is applicable to the purchase price.



Not to scale. For identification purposes only

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17 Hatton Garden

UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
Ground Floor	Mrs E Cook T/A Cafe Seventeen	Large retail/café, Kitchen, w.c 105.35m ² (1134 sqft)	10 years from 1st July 2009 Full repairing and insuring terms	£10,000pa excluding £2,000pa for service charge	1st July 2015	Tenant only option to break in years 1, 3 & 6.
First Floor	Community Support Media Ltd	Self contained offices, Meeting room, Kitchen/ Canteen – 124.86m ² (1344 sqft)	3 years from 1st October 2013 on internal repairing & insuring terms.	£8,000pa including £2,000pa for service charge	1st October 2016	