

# 19-25 Tarleton Street Liverpool, Merseyside L1 1DS

lot 47

Prominent Retail Investment in  
Prime City Centre Location

- Entirely let to JD Sports Fashion plc, t/a Scotts
- Prominent corner position in Liverpool's prime pedestrianised retailing district

- Situated opposite Marks & Spencer
- Other nearby occupiers include H&M, Boots, Top Shop and Next
- Six Week Completion Available (subject to obtaining landlord's consent)

Rent  
**£85,000**  
per annum  
exclusive  
(gross)  
**£81,600**  
(net)



On behalf of a  
Major Fund

### 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 a prominent corner location in the heart of Liverpool's prime pedestrianised retailing district approximately 150 metres equidistant from the established St John's Shopping Centre and Liverpool One shopping centre. Tarleton Street is a busy retail thoroughfare and provides a pedestrianised link between Church Street, William Square and the St John's Shopping Centre. Nearby occupiers include Marks & Spencer, Next, River Island, Top Shop and Primark.

### Description

The property, a substantial building, comprises a ground floor retail unit with first floor ancillary accommodation and frontage onto both Tarleton Street and Leigh Street.

### Tenure

Long Leasehold. Held from Liverpool City Council for a term of 125 years from 18th July 1986 until 2111 at a current rent of £3,400 p.a.x. The rent is reviewed every year to 4% of the rent received subject to a minimum of £2,000 p.a.x.

### VAT

VAT is applicable to this lot.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	310.48 sq m (3,342 sq ft)	<b>JD SPORTS FASHION PLC (1)</b> t/a Scotts	1 year, 6 months & 14 days from 18/07/2011 on a full repairing and insuring lease (2)	£85,000	31/01/2013
First	Ancillary	281.96 sq m (3,035 sq ft)				
<b>Totals</b>		<b>592.44 sq m (6,377 sq ft)</b>			<b>£85,000</b>	

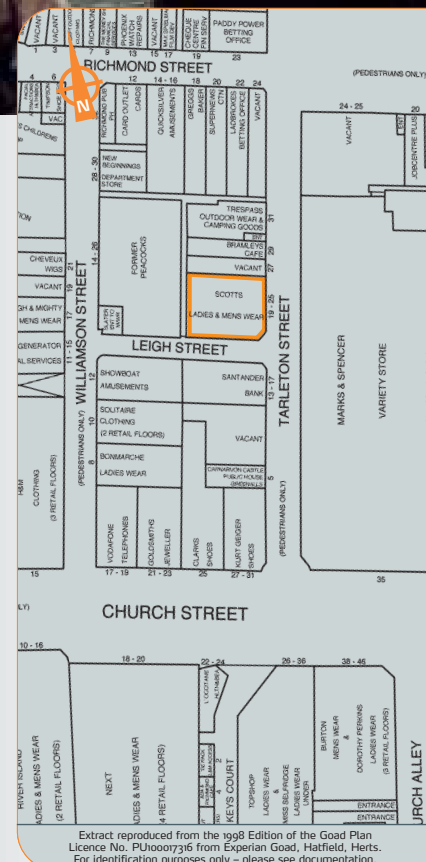
(1) For the year ending 29th January 2011, JD Sports Fashion plc reported a turnover of £883,669,000, pre-tax profits of £78,629,000 and a total net worth of £125,775,000. (Source: www.riskdisk.com 14/06/2012). The JD Group has over 900 stores and has long been established as the leading UK specialist multiple retailer of branded and own branded sports and casual wear. The group Scott's was acquired in December 2004. (Source: www.jdplc.com)

(2) There is a mutual option to determine the lease at any time on providing 2 months' written notice.

### For further details please contact:

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