

# Lot 12

£75,000 per annum exclusive

## 2/8 Liscard Village & 290 Liscard Way, Wallasey, near Liverpool, Merseyside CH45 4JS

Freehold Bank Investment



### Key Details

- Entirely let to Barclays Bank Plc
- Prominent pedestrianised town centre location near the Cherry Tree Shopping Centre
- Nearby occupiers Holland & Barrett, Costa, Primark, Boots, Superdrug and McDonald's

### On the Instructions of Fixed Charge Receivers

#### Location

Miles: 3 miles north-west of Liverpool  
Roads: A551, A59, M53 (junction 1)  
Rail: Wallasey Village Railway Station  
Air: Liverpool John Lennon Airport

#### Situation

Wallasey is a busy Liverpool suburb located 3 miles north-west of the city centre. The property is prominently situated on the corner of Liscard Village, at its junction with pedestrianised Liscard Way. The property is adjacent to the Cherry Tree Shopping Centre which houses retailers including Holland & Barrett, Costa, Primark and Wilko. Other nearby occupiers include Boots, Superdrug, McDonald's and New Look.

#### Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement, first and second floors.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

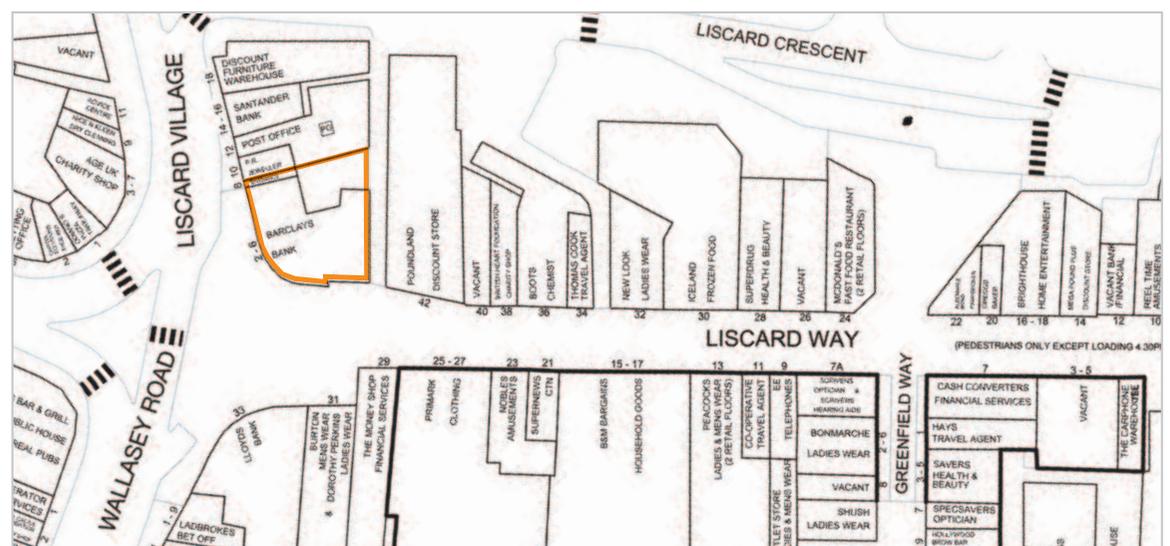
This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall/ Ancillary	354.97 sq m (3,821 sq ft)	BARCLAYS BANK PLC (1)	15 years from 05/10/2005 on a full repairing and insuring lease	£75,000	04/10/2020
Basement	Ancillary	13.00 sq m (140 sq ft)				
First	Office/Ancillary	353.95 sq m (3,810 sq ft)				
Second	Office/Ancillary	41.99 sq m (452 sq ft)				
<b>Total</b>		<b>763.91 sq m (8,223 sq ft)</b>			<b>£75,000</b>	

(1) For the year ending 31st December 2016, Barclays Bank Plc reported pre-tax profits of £4,383,000,000 and a total net worth of £60,085,000,000 (Source: Experian Group 07/11/2017).



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**Acuitus**  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Seller's Solicitors: Pinsent Masons LLP**  
Carl Scott  
+44 (0)121 625 5376  
carl.scott@pinsentmasons.com