

Lot 31, Farmfoods, 320 Woodchurch Road, Prenton, Birkenhead, Merseyside CH42 8PQ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Supermarket Investment

- Let to Farmfoods Limited until October 2029 (no breaks)
- Tenant in Occupation since March 1994
- Comprises Approximately 4,729 sq ft (439.30 sq m)
- Car Parking for Approximately 23 Cars
- Nearby occupiers include Sainsbury's, Subway, Kwikfit, Aldi and Numerous Local Retailers

Lot

31

Auction

13th December 2023

Rent

£41,500 per Annum Exclusive

Status

Available

Sector

Supermarket

Auction Venue

Live Streamed Auction

Location

Miles

1 mile south-west of Birkenhead Town Centre, 3 miles south-west of Liverpool

Roads

A41, A552, M53, M56

Rail

Rock Ferry, Birkenhead Central

Air

Liverpool John Lennon Airport

Situation

Prenton is a popular residential suburb, 3 miles south-west of Liverpool. The property is situated on the West side of Woodchurch Road, the Towns main retail thoroughfare, at its junction with Storeton Road. Nearby occupiers include Sainsbury's, Subway, Kwikfit, Aldi and numerous local retailers.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a ground floor supermarket. The property benefits from a large site of approximately 0.14 Hectares (0.34 Acres) upon which is a car park and an electricity substation. The property has a site coverage of approximately 28%.

VAT

VAT is not applicable to this lot.

Completion Period

22nd January 2024

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Supermarket	439.30	(4,729)	Farmfoods Limited (CRN:SC030186) (2)	10 years from 27/10/2019	£41,500	27/10/2024 (26/10/2029)
Total Approximate Floor Area		439.30	(4,729)			£41,500	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/499692165>)

(2) For the year ended 31/12/2022 Farmfoods Ltd reported a turnover of £942,446,000, pre-tax profit of £22,225,000 and a net worth of £142,075,000 (Source: Northrow 13/11/2023). The tenant has been in occupation since 1994.

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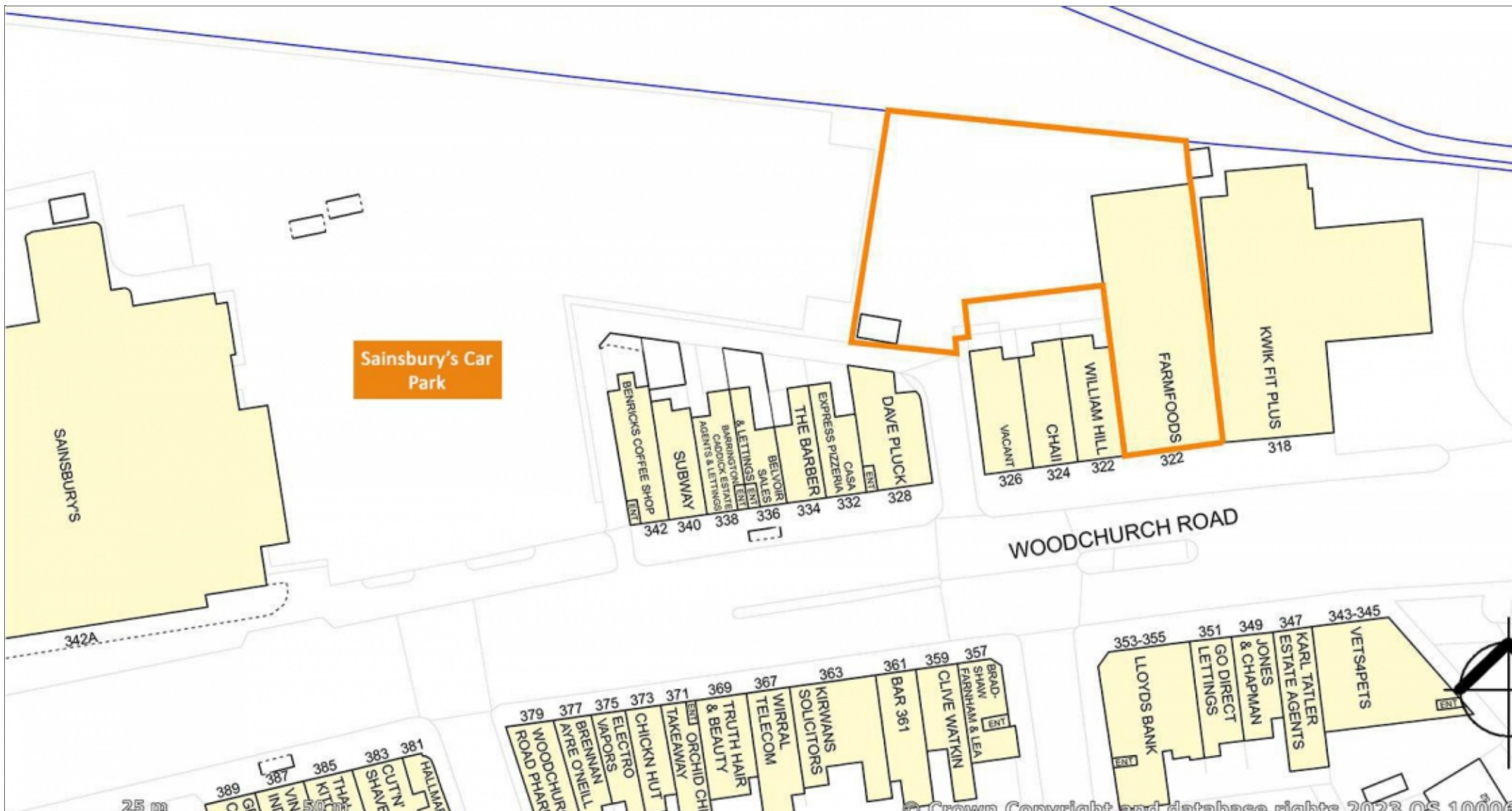
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September 2020