

Lot 39, B & M Stores, 78 St Chads Parade, Kirkby, Merseyside L32 8UG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Retail Investment

- Let to B&M Retail Limited until May 2031 (No Breaks)
- Substantial Superstore approximately 3,422.95 sq m (36,843 sq ft)
- 2026 Rent Review linked to the Retail Price Index (RPI) subject to a minimum increase of 1% and a maximum of 3% per annum compounded
- Prominent position in retail and leisure park
- Car parking for approx. 30 vehicles.
- Neighbouring occupiers include PureGym, Morrisons, McDonalds, KFC, Taco Bell, Farmfoods, Home Bargains and New Look

Lot

39

Auction

10th July 2025

Rent

£196,188 per Annum Exclusive
Rising to £227,440 pax in May 2026 (2)

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north east of Liverpool City Centre

Roads

M57, M58, A506

Rail

Kirkby Merseyrail Station, Headbolt Lane Railway Station

Air

Liverpool John Lennon Airport

Situation

The property is prominently situated within St Chads Parade, Kirkby Shopping Centre, the primary retail and leisure park for the surrounding area. The park benefits from excellent road and rail communications with the A506, A5208 as well as the M57 and M58 being located nearby. Kirby also benefits from Merseyside rail services direct to Liverpool Central in 17 minutes. Occupiers within the park include PureGym, Morrisons, McDonalds, KFC, Taco Bell, Farmfoods, Home Bargains and New Look

Tenure

Freehold.

Description

The property comprises a substantial retail superstore arranged on the ground, first and second floors together with car parking for approximately 30 vehicles. The property benefits from rear access.

VAT

VAT is applicable to this lot.

Completion Period

6 Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	1,627.00	(17,513)	B&M RETAIL LIMITED (CRN: 01357507)	15 years from 31/05/2016 until 30/05/2031	£196,188	31/05/2026 (2)
First	Ancillary	1,679.10	(18,073)				
Second	Plant	116.85	(1,257)				
Total Approximate Floor Area		3,422.95	(36,843) (3)			£196,188 Rising to £227,440 pax in May 2026 (2)	

(1) For the year ending 30/04/2024 B&M Retail Limited reported a Turnover of £4,417,000,000, a Pre-Tax Profit of £475,000,000 and a Shareholders Funds of £623,000,000 (NorthRow 18/06/2025).

(2) The lease provides for the rent to be increased in line with the Retail Price Index (RPI) every 5 years subject to a minimum of 1% per annum compounded and a maximum of 3% per annum compounded. In accordance with the formula stated in the rent review clause (7) in the lease and using the latest published All Items RPI Index produces a figure of £266,231 pax for the forecasted rent which exceeds the 3% per annum compounded maximum increase. Therefore the rent will increase to the maximum figure of £227,440 pax on 31/05/2026.

(3) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/237957134>).

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2024