Merseyside L11 1DA

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





Prominent Bank Investment in Popular Liverpool suburb

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Property Information

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- Let to Lloyds Bank Plc
- Lease renewed in December 2022- previous rent £40,000 p.a
- Lease expires December 2029 (subject to option)
- Prominent corner position adjacent to large public car park
- Branch includes 5 cash points
- Potential for advertising hoarding on flank wall
- VAT free investment
- Nearby occupiers include Greggs, Boots Pharmacy, British Heart Foundation and Specsavers

Lot Auction

31

Rent

£38,000 per Annum Exclusive

Sector

Bank

18th September 2025

Status

Available

Auction Venue

Live Streamed Auction

Location

4 miles north-west of Liverpool City Centre, 30 miles west of Miles

A580, A5058, M57 Roads

Rail Walton (Merseyside) direct to Liverpool Central in approx 10

Liverpool John Lennon Airport, Manchester International Airport Air

Situation

The property is prominently situated on The Broadway, the principle retail thoroughfare in Norris Green, a busy residential suburb of Liverpool. Nearby occupiers include Greggs, Boots Pharmacy, Specsavers and Home Bargains. The property adjoins a large public car park.

Tenure

Virtual Freehold. For a term of 999 years from 10th June 1947 at a peppercorn rent. Please note that the freehold title is not registered at Land Registry. The Seller has had no contact with the freeholder since taking ownership in 2013 and so the freehold ownership is unknown. It might be possible for the Buyer to obtain the freehold, but the Buyer must seek their own independent advice in this respect.

EPC

B36

Description

The property comprises a ground floor banking hall, with office accommodation on the first floor. Ample parking can be found adjacent to the property in a public car park.

VAT

VAT is not applicable to this lot.

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

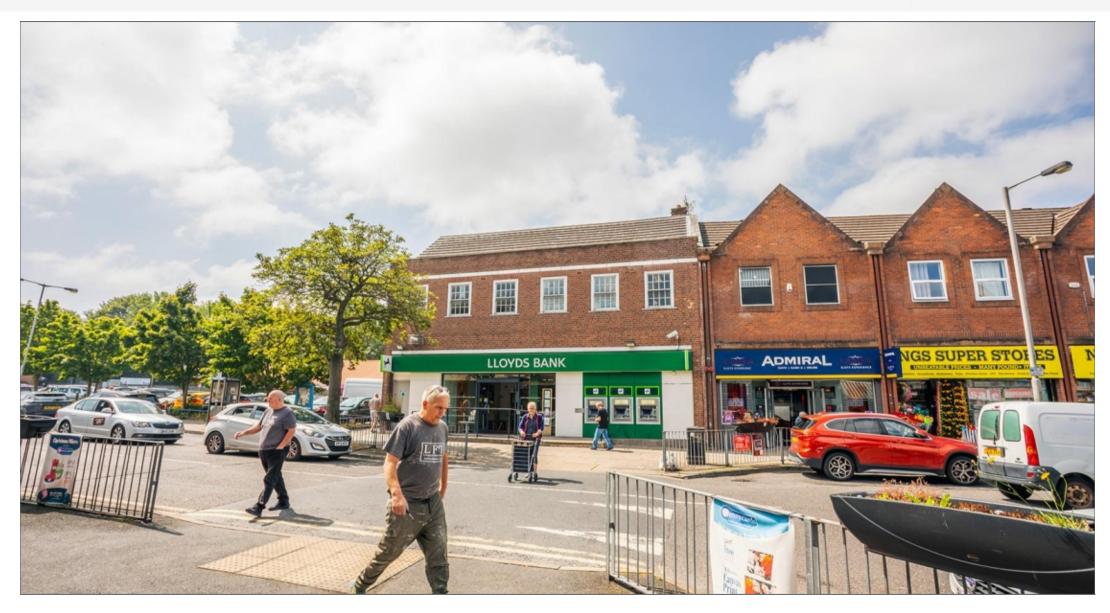
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent Review	Rent p.a.x.
Ground First	Banking Hall Offices	200.94 60.84	(2,163) (655)	LLOYDS BANK PLC (1)	7 years from 19/12/2022 (2)	19/12/2026	£38,000
Total		261.78	(2,818)				£38,000

⁽¹⁾ Lloyds Bank operates from over 447 branches and have approximately 26 million customers in the UK. Source: www.lloydsbankinggroup.com (18/07/2025).

⁽²⁾ The lease is subject to a tenant option to determine on 19/12/2026.

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