

**Lot 16A, J D Wetherspoon, 48 Wallasey Road, Liscard, Wallasey,
Merseyside CH45 4NW**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Long Let Public House Investment

- Prominent Public House Investment entirely let to JD Wetherspoon Plc
- Let on a recently renewed lease until August 2055 (no breaks)
- 5 yearly fixed rental increases
- Tenant in occupation since 2004
- Approx. 1,278.90 sq m (13,766 sq ft)
- Nearby occupiers include Papa Johns, McDonald's, KFC, Iceland and Tesco

Lot

16A

Auction

6th May 2026

Rent

£75,000 per Annum Exclusive

Status

Available

Sector

Long Let Freehold Public House Investment

Auction Venue

Live Streamed Auction

Location

Miles 2.5 miles west of Liverpool City Centre

Roads M53, M62, A5139

Rail Wallasey Village (Merseyrail), Liverpool Lime Street Railway Station

Air Liverpool John Lennon Airport

Situation

The property is located in the popular Liverpool suburb of Wallasey, some 2.5 miles west of Liverpool City Centre. The property is prominently situated in Wallasey town centre on the north side of Wallasey Road. The property also benefits from being within walking distance to Cherry Tree Shopping Centre which includes retailers such as Primark, B&M, Holland & Barrett, Home Bargains, Card Factory, Specsavers and EE. Other neighbouring occupiers include Papa Johns, McDonald's, KFC, Iceland and Tesco.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a two storey building with frontage onto Wallasey Road, providing a public house on the ground floor with ancillary accommodation arranged over the first floor and outside seating areas to the front and rear of the property.

The tenant has also recently extensively refurbished the property.

VAT

VAT is applicable to this lot.

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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 First	Public House Ancillary	756.60 522.30	(8,144) (5,622)	JD WETHERSPOON PLC (t/a The Clairville)	30 years from 07/08/2025	£75,000	Rising to £80,625 on 06/08/2030 Rising to £86,672 on 06/08/2035 Rising to £93,172 on 06/08/2040 Rising to £100,159 on 06/08/2045 Rising to £107,671 on 06/08/2050
Total		1,278.90	13,766			£75,000	

(1) JD Wetherspoon is one of the UK's most well known pub companies, currently operating over 800 pubs across the UK and Ireland. For the year ending 28/07/2025 JD Wetherspoon PLC reported a Turnover of £2,127,524,000 and a Pre-Tax Profit of £81,445,000 (Annual report and financial statements as published at Companies House 17/04/2026).

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