

7, 7A & 7B Rivington Road Ellesmere Port, Cheshire CH65 0AW

lot 34

Three Town Centre Retail Investments

- Occupiers include Dorothy Perkins and Superdrug
- Prominent position on pedestrianised retail thoroughfare adjoining Port Arcades Shopping Centre
- Nearby occupiers include Peacocks, Claire's Accessories, Thomas Cook, William Hill and Boots Opticians
- Six Week Completion Period Available

**£80,850 per annum exclusive (gross),
£74,350 per annum exclusive (net)**

On behalf of
**Jemma McAndrew &
Richard Stanley as
Joint LPA Receivers**



Location

Miles: 6.8 miles north of Chester
13 miles south of Liverpool
36 miles south-west of Manchester
Roads: M63 (Junction 9), M56 (Junction 15)
Rail: Ellesmere Port Railway Station
Air: Liverpool John Lennon, Manchester International

Situation

The property is situated in a prominent position on the eastern side of the pedestrianised Rivington Road. The property adjoins the Port Arcades Shopping Centre which houses occupiers such as New Look, Carphone Warehouse, Costa Coffee, Gamestation and Subway. Other nearby occupiers include Boots Opticians, Nationwide Building Society and NatWest Bank

Description

The property comprises a large two storey retail facility that has been subdivided to provide three self-contained retail units.

Tenure

Long Leasehold held for a term of 140 years from 4th February 1969 until 3rd February 2109 at a current rent of £6,500 per annum. The rent is fixed until 2031 at which point the rent is reviewed every 30 years until the expiry of the term. For further details please refer to the legal documents.

VAT

VAT is applicable to this lot.

Note

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use		Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
7A	Ground	Retail	377.81 sq m (4,053 sq ft)	SUPERDRUG STORES PLC (1)	25 years from 25/03/1998	£45,600	(25/03/2013)
7B	Ground	Retail/Storage	218.26 sq m (2,350 sq ft)	BURTON/DOROTHY PERKINS PROPERTIES LIMITED (2) (t/a Dorothy Perkins)	25 years from 25/03/1998	£35,250	(25/03/2013)
	First	Storage	97.33 sq m (1,048 sq ft)				
7	Basement	Ancillary	27.08 sq m (291 sq ft)	VACANT POSSESSION			
	Ground	Retail/Storage	1,088.21 sq m (11,713 sq ft)				
	First	Offices/Storage	1,243.62 sq m (13,386 sq ft)				
Totals			3,052.31 sq m (32,841 sq ft)			£80,850	

(1) For the year ending 25th December 2010, Superdrug Stores plc reported a turnover of £1,054,587,000, pre-tax profits of £9,302,000 and a total net worth of £133,384,000. (Source: www.riskdisk.com 03/11/2011)

(2) Burton/Dorothy Perkins Properties Limited is a subsidiary of Arcadia Group Limited. For the year ending 28th August 2010, Arcadia Group Limited reported a turnover of £146,923,000, pre-tax profits of £19,845,000 and a total net worth of £1,092,763,000. (Source: riskdisk.com 11/11/2011).

For further details please contact:

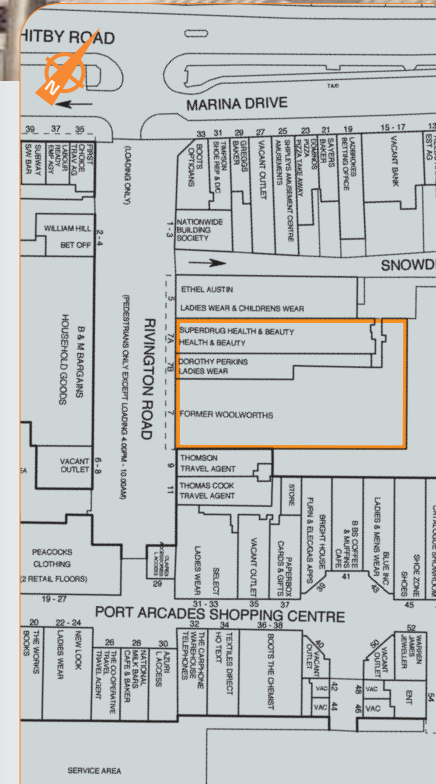
Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Reid Rose Gregory
Peter House, Oxford Street, Manchester M1 5AN.
Tel: +44 (0)161 209 3933.
Email: grompton@rrg.co.uk
Ref: Gary Crompton.

Solicitors:

DLA Piper
Princes Exchange, Princes Square, Leeds LS1 4BY.
Tel: +44 (0)113 369 2038.
Email: polly.morris@dlapiper.com
Ref: Polly Morris.



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