

Lloyds Bank, 26 The Broadway, Norris Green Liverpool, Merseyside L11 1DH

lot 5

Virtual Freehold Bank Investment

- Let to Lloyds Bank on a recent 10 year lease at a rebased rent
- Prominent corner position in established retail parade
- Nearby occupiers include Greggs, Boots the Chemist and Specsavers
- Six Week Completion Available

Rent
£40,000
per annum
exclusive



On behalf of Joint
Administrators

Location

Miles: 4 miles north-west of Liverpool city centre
30 miles west of Manchester

Roads: A580, A5058, M57

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

Air: Liverpool John Lennon Airport, Manchester International Airport

Situation

The city of Liverpool is one of the major commercial and retail centres for the north-west. The property is prominently situated on The Broadway, the principal retail thoroughfare in Norris Green, a busy residential suburb. Nearby occupiers include Greggs, Boots the Chemist, Specsavers, Ethel Austin and Home Bargains. The property adjoins a large public car park.

Description

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

Tenure

Virtual Freehold. Held for a term of 999 years from 10th June 1947 at peppercorn rent.

VAT

VAT is not applicable to this lot.

Note

The property is being marketed for sale on behalf of Thomas Merchant Burton, Roger Hunter Kelly and Fiona Livingstone Taylor, joint administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Administrators are not bound to accept the highest or any offer and are acting as agents of the Company only without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	200.94 sq m (2,163 sq ft)	LLOYDS TSB BANK PLC (1)	10 years from 25/12/2011 on a full repairing and insuring lease	£40,000 (2)	25/12/2016
First	Ancillary	60.84 sq m (655 sq ft)				
Totals		261.78 sq m (2,818 sq ft)			£40,000	

(1) Lloyds TSB Bank operates from over 3,000 branches and have more than 25 million customers in the UK.

Source: www.lloydsbankinggroup.com (09/11/2012)

(2) The lease has been regeared from a previous 15 year lease at a previous rent of £46,000 per annum exclusive.

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