

McColl's Convenience Store, 113 Waddicar Lane, Melling, Liverpool Merseyside L31 1DN

lot 45

Freehold Retail Investment

- Let on a recent 20 year lease to Martin McColl Limited
- Prominent and well located retail site
- 2% per annum compounded fixed uplifts
- Six Week Completion Available

Rent
£23,000
per annum
exclusive



Location

Miles: 7 miles north of Liverpool City Centre
30 miles west of Manchester
Roads: A59, M57
Rail: Kirkby (Merseyside) - direct to Liverpool Central in
approximately 18 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 in Melling a residential suburb of the city, close to Aintree Racecourse and approximately 7 miles north of the city centre.

Description

The property, a two storey, end of terrace unit, comprises a ground floor retail unit with a one bedroom flat above. The flat has self-contained access at the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|--------|----------------------------|------------------------|--|--|-------------|--|
| Ground | Retail | 86.77 sq m (934 sq ft) | ENTIRELY LET TO MARTIN MCCOLL LIMITED (1) | 20 years from 14/11/2011 on a Fully Repairing and Insuring Lease (2) | £23,000 | 20/02/2016 and 5-yearly thereafter (fixed rental uplifts at 2% per annum compounded) |
| Ground | Ancillary | 35.58 sq m (383 sq ft) | | | | |
| First | Residential 1 bedroom flat | | | | | |

Totals 122.35 sq m (1,317 sq ft) **£23,000**

(1) For the year ending 27/11/2011 Martin McColl Limited reported a turnover of £380,485,000 a pre-tax profit of £18,068,000 and a total net worth of £100,676,000. Source www.riskdisk.com (04/09/2012)

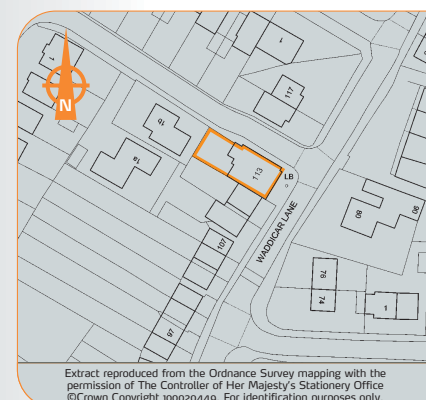
(2) The lease provides for 5 yearly upward only rent reviews with fixed uplifts at 2% per annum compounded throughout.

For further details please contact:

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