

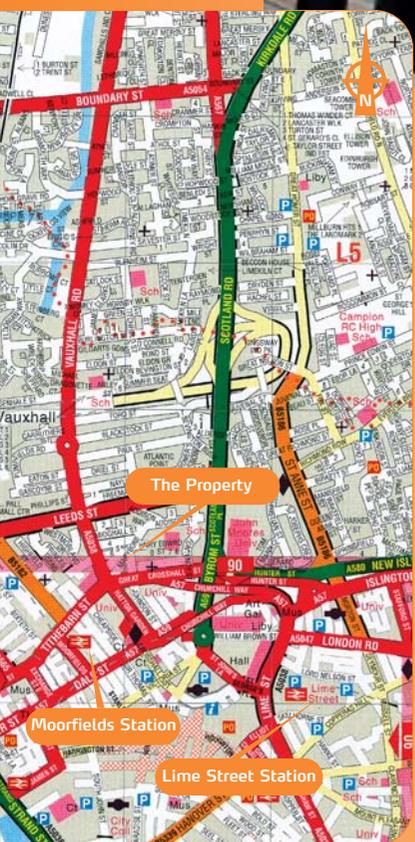
lot 30

Marybone Healthcare Centre & Boots Pharmacy, Unit 12 Vauxhall Road Islington, Liverpool L3 2BG

Rent
£84,026
per annum
exclusive
Rising to
£91,078 in
2014

Modern Medical Centre and Retail
Investment

- Modern medical facility in city centre location
- Fixed rental uplifts for Boots the Chemist Ltd
- Let to Liverpool PCT until 2028 and Boots UK Ltd until 2019
- Six Week Completion Available



Location

Miles: Liverpool city centre
33 miles east of Manchester
89 miles north of Birmingham
Roads: A59, M62, M53
Rail: Liverpool Lime Street Rail Station
Air: John Lennon Airport, Manchester Airport

Situation

The property is situated on the junction of Vauxhall Road and Tithebarn Street in Liverpool city centre. The property benefits from its prominent position opposite the campus of John Moore's University and nearby extensive residential redevelopments. Moorfields Metro Station is close by and public parking is available at Naylor Street.

Description

The property comprises a modern ground floor medical centre with an adjoining pharmacy fronting Vauxhall Road and forms part of a larger purpose built student accommodation building.

Tenure

250 years commencing on the date of completion at a ground rent of £300 per annum, subject to RPI increases in every 20 years of the term.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Medical centre	267.80 sq m (2,883 sq ft)	CENTRAL LIVERPOOL PRIMARY CARE TRUST (1)	25 years from 24/12/2003 until 2028	£58,500	23/12/2013
Ground	Retail	68.50 sq m (737 sq ft)	BOOTS UK LTD (2)	15 years from 03/03/2004	£25,526 rising to £32,578 in 2014	02/03/2014 (3)
Totals		336.30 sq m (3,620 sq ft)			£84,026 Rising to £91,078 in 2014	

- (1) Liverpool Primary Care Trust brings together services offered by General Practitioners (GPs), Community Nurses, Practice Nurses, other community services and other agencies dealing with health matters across the city. The PCT has a budget of over £800 million, employing over 3,200 staff. (Source: www.nhs.uk)
- (2) For the year ending 31/03/2011 Boots UK Ltd reported a turnover of £6,372,000,000, a pre-tax profit of £220,000,000 and a total net worth of £217,000,000. (Source: www.riskdisk.com 27/02/2012)
- (3) The lease provides for a fixed rental uplift in 2014 to £32,578 p.a.x.

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