

lot 22

Units 1 & 2, 49 Ormskirk Road Aintree, Liverpool, Merseyside L9 5AF

Rent
£128,100
per annum
exclusive

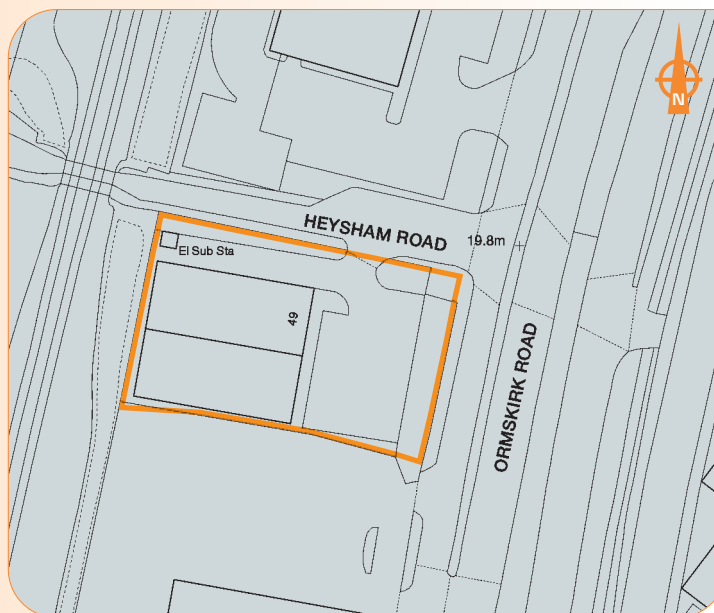
Freehold Retail Warehouse Investment

- Let to HSS Hire Service Group Limited and Bathstore.com Limited
- Nearby occupiers include Pizza Hut, Marks & Spencer, Maplin, Wickes, TK Maxx and Boots
- Established retail warehouse location next to the Aintree Racecourse Retail and Business Park and Aintree Shopping Park
- On-site car parking for approximately 17 cars



On behalf of **CBRE**
GLOBAL INVESTORS





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Location

Miles: 6 miles north of Liverpool
15 miles south of Southport
22 miles north-east of Warrington
38 miles west of Manchester
Roads: A59, A1506, A580, M57 (Junction 6), M6 (Junction 26)
Rail: Aintree Railway Station
Air: Liverpool John Lennon Airport and City Airport Manchester

Situation

The property is situated in a prominent position on the western side of Ormskirk Road, the main road connecting Aintree with Liverpool. Ormskirk Road is an established retail warehouse location close to the prestigious Aintree Racecourse which offers excellent access to both the M57/M58 interchange and the M6 (Junction 26).

The popular Aintree Racecourse Retail & Business Park is situated immediately opposite the property and houses a number of national retailers including Pizza Hut, Maplin, TK Maxx, Homebase, Carphone Warehouse and PC World. Adjacent to that lies Aintree Shopping Park providing further key occupiers such as Boots, Next, Marks & Spencer, B&Q and Mothercare.

Description

The property comprises a modern detached single storey retail warehouse divided into two units, benefitting from on-site parking for 17 cars and a service yard. There is an electricity substation on site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
1	Retail Warehouse	275.46 sq m (2,965 sq ft)	HSS HIRE SERVICE GROUP LIMITED (1)	20 years from 22/05/2000 until 21/05/2020	£65,600	22/05/2015
2	Retail Warehouse	275.46 sq m (2,965 sq ft)	BATHSTORE.COM LIMITED (2)	20 years from 25/10/2001 until 24/10/2021	£62,500	25/10/2016
Totals		550.92 sq m (5,930 sq ft)			£128,100	

(1) For the year ending 31st December 2013, HSS Hire Service Group Limited reported a turnover of £225,813,000, pre-tax profits of £20,415,000 and a total net worth of £51,585,000 (Source: www.riskdisk.com 26/02/2015).

(2) Bathstore.com is the country's leading specialist bathroom retailer with 173 stores across the UK (Source: http://www.bathstore.com/about-us). The unit has been sublet

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

FieldFisher
Riverbank House, 2 Swan Lane,
London EC4R 3TT.
Tel: +44 (0)20 7861 4216.
Email: karen.mcginley@fieldfisher.com
Ref: Karen McGinley.