

lot 7

Rent
£178,573
per annum
(Subject to
Note 2)

Prescot Shopping Centre Prescot, Merseyside L34 5GA

Freehold Shopping Centre Investment

- Approximately 28 retail units and kiosks in the heart of the Town Centre
- Tenants include Halifax, Card Factory, Knowsley Council, Home Bargains and the Post Office
- Benefits from direct access from both Eccleston Street and the only free town centre car park
- Well supported by the community and Knowsley Council forming part of the 'Love Prescot' campaign and partnership with 'One Ark'



On behalf of
Joint Administrators

Deloitte.



Location

Miles: 7 miles east of Liverpool
30 miles west of Manchester
Roads: A58, M62 (Junction 7), M57 (Junction 7)
Rail: Prescot Railway Station (direct to Liverpool Lime Street)
Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent position in the centre of Prescot on the south side of Eccleston Street, the principal retail thoroughfare in the town. There are two entrances to the centre on Eccleston Street with an entrance directly from the car park as well as a pedestrian entrance point leading from Market Place.

Description

Constructed in the late 1980's the property comprises approximately 28 covered retail units in addition to local authority services including library and museum. To the rear there is a public car park for some 260 cars which is included in the sale.

Tenure

Freehold.

Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be block viewings for this property. Please contact: Will Moore.
Telephone: +44 (0)20 7034 4858.

Six Week Completion**VAT**

VAT is applicable to this lot.

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Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx) (1)	Tenant	Term	Rent p.a.	Review/ (Reversion)
MSU 2	First	Retail	1,179.1 sq m (12,692 sq ft)	T J MORRIS t/a Home Bargains	5 years from 27/12/2014*	£45,000	(26/12/2019)
1	Ground & First	Retail/Storage	278.2 sq m (2,995 sq ft)	BANK OF SCOTLAND PLC t/a Halifax	10 years from 24/09/2010* Sep 2015 Break to be confirmed	£22,000	24/09/2015 (23/09/2020)
6	Ground	Retail	123.1 sq m (1,325 sq ft)	AG RETAIL CARDS LTD t/a Clinton Cards	25 years from 25/12/1989	£1 (6)	Holding Over
8	Ground & First	Retail/Storage	164.2 sq m (1,767 sq ft)	CHERYL MULLINS t/a Grace Lea	3 years and 2 months from 09/05/2014 (3)	£5,000	(08/07/2017)
10	Ground	Retail	112.4 sq m (1,210 sq ft)	MTM TRADING (NORTH WEST) LTD t/a Post Office	15 years from 15/10/2014	£15,000	(14/10/2029)
13	First & Second	Retail/Storage	131.6 sq m (1,417 sq ft)	SPORTSWIFT LTD t/a Card Factory	3 years from 25/04/2013*	£10,000	(24/04/2016)
14	First & Second	Retail/Storage	223.0 sq m (2,400 sq ft)	STOCKS RETAIL LTD t/a Shush	3 years from 01/08/2013*	£19,629	(31/07/2016)
15	First & Second	Retail/Storage	323.4 sq m (3,480 sq ft)	FARMFOODS LIMITED t/a Farmfoods	2 years from 01/07/2013	£0 (6)	(01/07/2015) (4)
Civic Hall	Ground, First, Second & Roof	Civic Hall/ Ancillary/ Storage	1,081.9 sq m (11,645 sq ft)	KNOWSLEY BOROUGH COUNCIL	999 years from 05/03/1990	£0 (6)	(04/03/2989)
MSU 1, 2, 3, 4, 5, 7, 9, 11, 12 & 16	Ground, First & Second	Retail/Storage	4,544.5 sq m (48,922 sq ft)	VACANT POSSESSION (5)			
Kiosk 1	First	Retail	15.5 sq m (167 sq ft)	VACANT POSSESSION			
Kiosk 3	First	Retail	40.1 sq m (432 sq ft)	SUSAN ELIZABETH SWALE & RONALD SWALE t/a Prescot Heart of the Home	5 years from 23/05/2012*	£3,000	(22/05/2017)
Kiosk 4	First	Retail	17.4 sq m (187 sq ft)	SUSAN SHAW t/a Sue's Mobiles	2 years from 01/04/2015*	£3,033	(31/03/2017)
Kiosk 6	First	Retail	12.8 sq m (138 sq ft)	J SHOWERING t/a Showering's Delicatessen	25 years from 25/12/1989	£4,500	Holding Over
Kiosk 7	First	Retail	58.0 sq m (624 sq ft)	MAUREEN BATTLE t/a Petshop	3 years from 25/04/2013	£8,000	(24/04/2016)
Kiosk 8	First	Retail	18.1 sq m (195 sq ft)	ALI USTA t/a Turkish Barbers	6 years from 07/12/2011	£6,500	06/12/2014 (06/12/2017)
Kiosk 10	First	Retail	102.2 sq m (1,100 sq ft)	M WRAY t/a Garden Restaurant	10 years from 25/04/2004	£17,500	Holding Over
Kiosk 2, 5 & 9	First	Retail	47.7 sq m (513 sq ft)	VACANT POSSESSION			
19 Market Place	Ground & First	Retail/Storage	95.7 sq m (1,030 sq ft)	DHAN MIAH t/a Shere Khan	15 years from 30/03/2007*	£6,000	24/04/2012 (23/04/2022)
30 Eccleston St	Ground & First	Retail/Ancillary	180.1 sq m (1,938 sq ft)	RICHARD SUTTON t/a Poco Coffee	5 years from 27/03/2013	£6,000	27/03/2016 (26/03/2018)
	Ground	Vending Machines		COCA-COLA ENTERPRISES LTD	5 years from 01/10/2007	£0	Holding Over
	Ground	18 No Car Parking Spaces		ROYAL MAIL GROUP LTD	3 years from 19/03/2013*	£7,411	(18/03/2016)
	Ground	Mall Area Space		MASSAGE CHAIRS LTD	Licence for 3 years from 01/06/2012*		Holding Over
Totals			8,749 sq m (94,177 sq ft)			£178,574 (2)	

* Subject to break option(s). Please refer to the full tenancy schedule in the legal pack.

(1) The property has been professionally measured by Plowman Craven. The areas are warranted and the warranty will be passed on to the purchaser on completion of the sale.

(2) The rents stated are gross. In some cases the landlord is responsible for rates, insurance and service charge. A full breakdown of costs and the landlord's shortfall is available in the legal pack.

(3) One Ark launched a competition to support a local retailer by providing a unit rent-free for a year. The tenant beat off competition from 25 other business owners to win the space in the shopping centre and benefited from full refurbishment of the premises completed by Vivark, structured business advice and support from the Merseyside Special Investment Fund, The Women's Organisation and Knowsley Metropolitan Borough Council. (Source: www.knowsley.gov.uk)

(4) Negotiations are currently underway to renew the lease with the tenant.

(5) Negotiations are currently underway with a tenant to let the MSU 1 Unit.

(6) The tenant is currently paying rates, service charge and insurance only.

For further details please contact:

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Will Moore

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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:**

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Tel: +44 (0)161 934 6288.
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Ref: Rob Hughes.