

lot 67

76 New Chester Road New Ferry, Wirral, Merseyside CH62 5AD

Rent
£19,500 per
annum
exclusive

Freehold Retail Investment

- Let to Heron Foods Limited on a new 10 year lease (subject to option)
- Tenant in occupation since at least 1990
- Nearby occupiers include JD Wetherspoon, Iceland, Ladbrokes, Betfred and Co-op
- VAT free investment



On behalf of
Receivers



Location

Miles: 3 miles south of Birkenhead
5 miles south of Liverpool
15 miles north-west of Chester
Roads: A41, M56, M53
Rail: Bebington
Air: Liverpool John Lennon Airport

Situation

The property is located in New Ferry, which is an area located on the Wirral Peninsula and is part of the Bromborough Ward of the Metropolitan Borough of Wirral. The property is situated to the east of Bebington at the junction of New Ferry Road and New Chester Road. Nearby occupiers include JD Wetherspoon, Iceland, Ladbrokes, Betfred and Co-op. The property is adjacent to a public house and in close proximity to the Post Office and Iceland Foods.

Description

The property comprises retail accommodation on the ground floor with first floor ancillary accommodation. The property benefits from a loading area and parking to the rear accessible from Olinda Street.

Note

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	358.50 sq m (3,859 sq ft)	HERON FOODS LIMITED (1)	10 years from 26/04/2016 on a full repairing and insuring lease (2)	£19,500	26/04/2021 (25/04/2026)
First	Ancillary	333.80 sq m (3,593 sq ft)				
Totals		692.30 sq m (7,452 sq ft)			£19,500	

- (1) For the year ending 27th December 2014, Heron Foods Limited reported a turnover of £255,138,454, pre-tax profits of £1,908,478 and a total net worth of £28,145,411. (Source: Experian Group 20/04/2016).
- (2) The lease provides for a tenant option to determine on 25th April 2021.

For further details please contact:

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