

lot 126

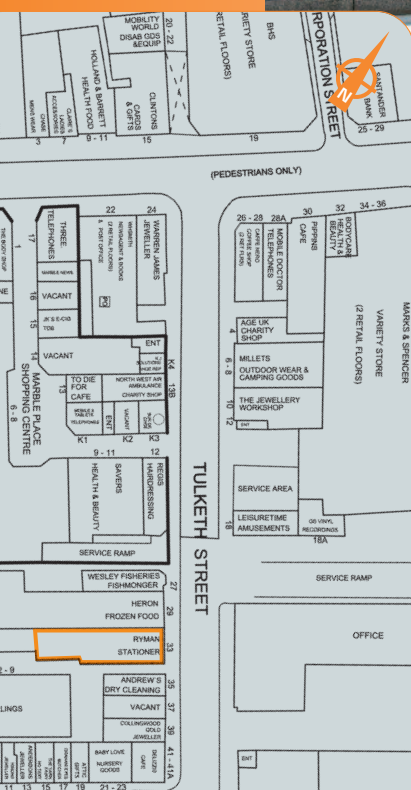
33 Tulketh Street Southport, Merseyside PR8 1AG

Rent
£25,000 per
annum
exclusive

Freehold Retail Investment

- Let to Partners the Stationers Limited (t/a Ryman) on a renewed lease until 2025 (subject to option)
- Rebased Rent

- Approximately 40 metres south of the Marble Place Shopping Centre
- Nearby occupiers include Marks & Spencer, WH Smith, Millets and TK Maxx



Location

Miles: 16 miles north of Liverpool
19 miles south-west of Preston
Roads: A565, A570, M58
Rail: Southport Railway Station
Air: Manchester Airport, Liverpool John Lennon Airport

Situation

Southport is a popular coastal town some 16 miles north of Liverpool. The property is situated on the south side of Tulketh Street, at its junction with Balls Place and some 40 metres south of the Marble Place Shopping Centre. Nearby occupiers include Marks & Spencer, WH Smith, Millets and TK Maxx.

Description

The property is a double frontage retail unit comprising retail accommodation on the ground floor and benefiting from rear access off Balls Place. The property also benefits from a double height ground floor.

Tenure

Freehold.

VAT

VAT is 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	257.50 sq m (2,772 sq ft)	PARTNERS THE STATIONERS LIMITED	10 years from 16/07/2015 on a full repairing and insuring lease (2)	£25,000	17/07/2020 (16/07/2025)
Totals		257.50 sq m (2,772 sq ft)			£25,000	

- (1) Ryman Limited is the parent company of Partners The Stationers Limited. For the year ending 28th March 2015, Ryman Limited reported a turnover of £131,005,000, pre-tax profits of £7,918,000 and a total net worth of £44,489,000. (Source: www.riskdisk.com 07/09/2016). Ryman operates from over 200 stores nationwide (Source: www.ryman.co.uk).
- (2) The lease provides for a tenant option to determine the lease on 16/07/2020.

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Buyer's Legal Report Service

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See: **www.acuitus.co.uk** for further details



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