

16/22 Liverpool Road, Crosby, Liverpool L23 5SF

Freehold Bank and Retail Investment

Lot 22

£80,000 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.	Reviews
16/22	Ground First	Retail Ancillary	175.60 sq m 175.40 sq m	BARCLAYS BANK PLC (1)	30 years from 01/03/1992	£65,500	01/03/2017 (3)
16	Ground	Retail	60.50 sq m	N AND T CROSBY LTD (t/a Tides Bar)	15 years from 03/04/2012 until 2027 (2)	£14,500	03/04/2017 03/04/2022
Total			411.50 sq m			£80,000	

- For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000 and a total net worth of £55,845,000,000. (Source: Experian Group: 14/02/2017).
- The tenant has not exercised the 2017 option to determine the lease. The lease provides for another tenant option to determine the lease on 3rd April 2022.
- As to the lease in favour of Barclays Bank, the first floor area stated in the lease within the Rent Review clause is 2,635 sq ft. The seller has served a Rent Review notice quoting a new rent of £67,500 per annum exclusive in relation to the outstanding March 2017 Rent Review, which has been acknowledged by the tenant.

Key Details

- Majority Let to Barclays Bank Plc
- Prime pedestrianised Town Centre location
- Outstanding Barclays Rent Review (3)
- 2017 Tenant break option Not exercised
- Adjacent to 120 space car park
- Nearby occupiers include Sainsbury's, Boots the Chemist, Superdrug and Costa Coffee

Location

Miles: 6 miles north of Liverpool
35 miles west of Manchester
Roads: M62, M58, M57, A565
Rail: Blundellsands & Crosby Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent position on the west side of the pedestrianised Liverpool Road, close to its junction with Moor Lane. The property is situated adjacent to Boots the Chemist with nearby occupiers including Sainsbury's supermarket, Costa Coffee and Superdrug.

Description

The property, an attractive and substantial quadruple fronted modern building, comprises two retail units, one a triple fronted unit used as a banking hall on the ground floor with ancillary accommodation on the entire first floor and the second a single lock-up retail unit used as a bar. The property benefits from rear access. There is a public car park at the rear of the property.

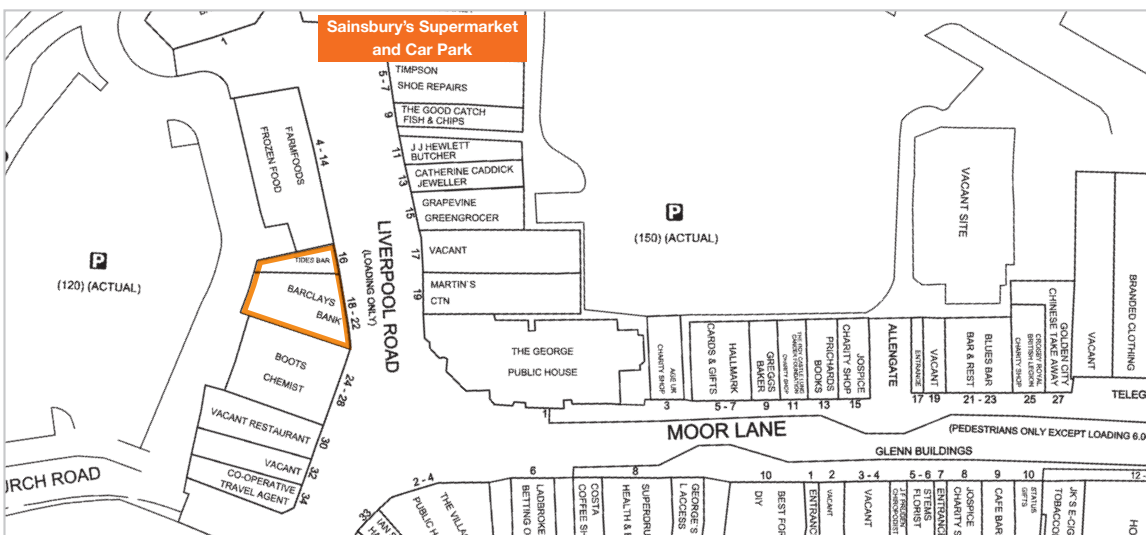
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Eight Week Completion



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