

# Lot 37

£34,000 per annum exclusive rising to a minimum of £37,538 in 2021

## 278 East Prescott Road (A57), Knotty Ash, Liverpool, Merseyside L14 7NH

Freehold Motor Trade Investment



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office and Ancillary	713.29 sq m (7,678 sq ft)	EUROPCAR GROUP UK LTD (1)	15 years from 13/12/2016 until 18/03/2032	£34,000	13/12/2021 (2) and 13/12/2026
<b>Total</b>		<b>713.29 sq m (7,678 sq ft)</b>			<b>£34,000</b>	

- (1) For the year ending 31st December 2016, Europcar Group UK Limited reported a turnover of £333,379,000, pre-tax profits of £13,186,000 and a total net worth of £70,009,000 (Source: Experian Group 14/09/2017).
- (2) The lease provides for the rent to be increased every five years in line with the Retail Price Index (RPI) (subject to a minimum of 2% per annum and a maximum of 4% per annum) or Open Market Rental Value, whichever is the greater.

#### Key Details

- Let to Europcar Group UK Limited
- Lease expires in December 2031 (No Breaks)
- 5 yearly rent reviews to the greater of Open Market Rental Value or annually compounded RPI linked rental increases subject to a minimum of 2% per annum and a maximum of 4% per annum

#### Location

**Miles:** 4 miles east of Liverpool  
27 miles west of Manchester  
**Roads:** M62, M57, A57  
**Rail:** Broad Green Railway Station  
Liverpool Lime Street Station  
**Air:** Liverpool John Lennon Airport

#### Situation

Knotty Ash is a predominantly residential suburb situated approximately 4 miles east of Liverpool City Centre. The property is prominently positioned on the south side of East Prescott Road (A57) at the busy junction of Eaton Road, opposite Alder Hey Children's Hospital. Nearby occupiers include Aldi, William Hill, Kwik Fit, KFC and Pizza Hut.

#### Description

The property comprises a double bay warehouse unit that benefits from three vehicle access loading doors. The property also benefits from a large forecourt with a canopy for parking and displaying cars to rent. The tenant also occupies land to the south of the site, which is outside of the property being offered for sale.

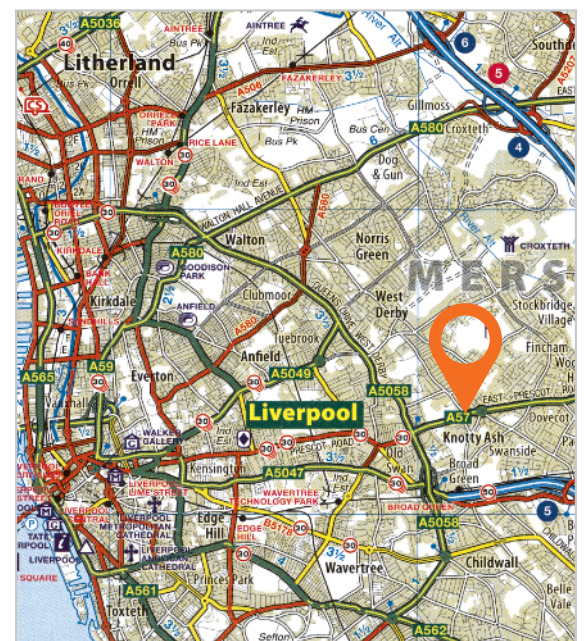
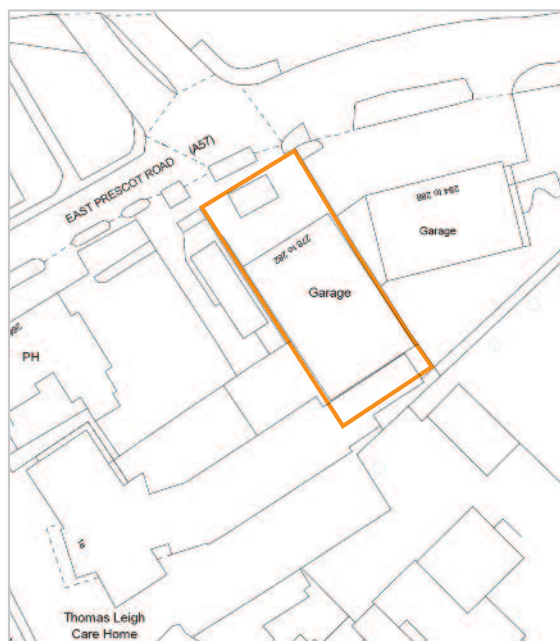
#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion



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