

# Lot 49

£23,000 per annum exclusive (2)

## 144-148 Wallasey Road, Wallasey, Merseyside CH44 2AF

Freehold Retail Parade Investment



### Key Details

- Three retail units with three maisonettes on upper floors
- Three miles north-west of Liverpool City Centre
- Forms part of popular local retail parade

### On Behalf of a Major Fund Manager

#### Location

Miles: 3 miles north-west of Liverpool  
Roads: A551, A59, M53 (Junction 1)  
Rail: Wallasey Village Rail  
Air: Liverpool John Lennon Airport

#### Situation

Wallasey is a busy Liverpool suburb located approximately 3 miles from Liverpool City Centre at the north-eastern corner of the Wirral Peninsula. Wallasey Road comprises a busy local retail parade and is the main arterial route between Wallasey Village and Liscard, Wallasey's primary retailing area.

#### Description

The property comprises three ground floor retail units with three self-contained three bedroom maisonettes on first and second floors. One of these flats has been let on a long lease.

#### Tenure

Freehold.

#### VAT

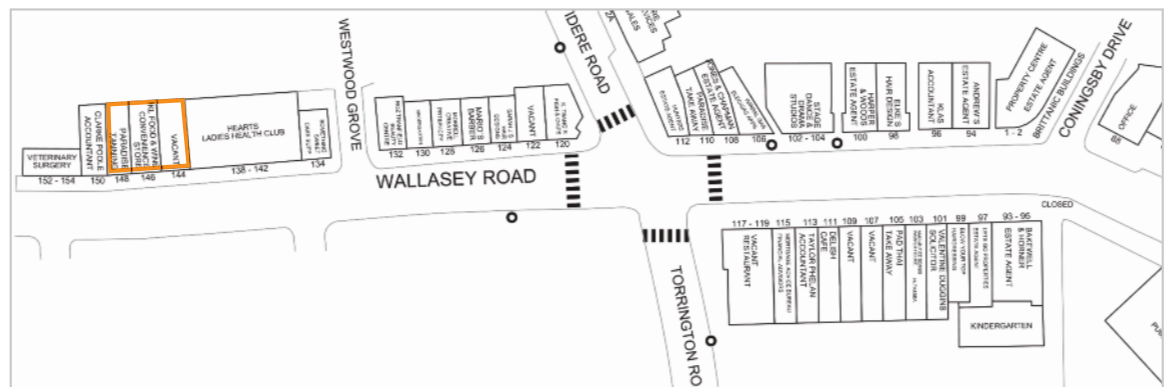
VAT is applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

| Unit         | Floor        | Use         | Floor Areas (Approx)             | Tenant                          | Term                        | Rent p.a.x.    | Reversion    |
|--------------|--------------|-------------|----------------------------------|---------------------------------|-----------------------------|----------------|--------------|
| 148          | Ground       | Retail      | 49.14 sq m (529 sq ft)           | INDIVIDUAL t/a Paradise Tanning | 5 years from 07/08/2017 (1) | £8,000 (2)     | 06/08/2022   |
| 146          | Ground       | Retail      | 62.33 sq m (671 sq ft)           | INDIVIDUAL t/a KL Food & Wine   | 7 years from 28/09/2012     | £7,500         | 27/09/2019   |
| 144          | Ground       | Retail      | 43.57 sq m (469 sq ft)           | VACANT POSSESSION               |                             |                |              |
| 148a         | First/Second | Residential | 3 Bed Maisonette                 | INDIVIDUAL                      | 35 years from 06/08/1985    | £2,400         | 20/11/2020   |
| 146a         | First/Second | Residential | 3 Bed Maisonette                 | INDIVIDUAL                      | 3 years 27/08/2014          | £5,100         | Holding Over |
| 144a         | First/Second | Residential | 3 Bed Maisonette                 | INDIVIDUAL                      | 999 years from 08/02/1991   | Peppercorn     | 07/02/2990   |
| <b>Total</b> |              |             | <b>155.04 sq m (1,669 sq ft)</b> |                                 |                             | <b>£23,000</b> |              |

- (1) The lease provides an option to determine on 07/08/2020.  
(2) The tenant is currently paying a temporary rent of £7,500 which is due to expire on 07/08/2018.



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**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Eversheds Sutherland**  
Rachel White  
+44 (0)29 2047 7387  
rachelwhite@eversheds-sutherland.com