

# Lot 28

£39,440.45 per annum exclusive (3)

## 15 Allerton Road, Mossley Hill, Liverpool, Merseyside L18 1LJ

Freehold Retail Investment



### Key Details

- Let to Boots UK Limited until 2023 (no breaks)
- Fixed 1.5% annual rental increases rising to £41,860.66 in 2022 (3)
- Prominent corner position fronting Allerton Road in popular Liverpool suburb
- 2020 break option removed (2)
- Nearby occupiers include WH Smith, Halifax, Tesco Express and Costa Coffee

### On Behalf of Trustees

#### Location

**Miles:** 4 miles south-east of Liverpool City Centre  
**Roads:** A562, M62 (Junction 4)  
**Rail:** Mossley Hill  
**Air:** Liverpool John Lennon Airport

#### Situation

Mossley Hill is a popular commuter suburb some 4 miles south-east of Liverpool city centre. The property is prominently situated on Allerton Street, at its junction with Hallville Road. Nearby occupiers include WH Smith, Halifax, Tesco Express, Thomson and Costa Coffee.

#### Description

The property comprises a ground floor retail unit with first floor ancillary accommodation. The tenant operates an NHS licensed pharmacy from the unit.

#### 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.	Reversion
Ground	Retail/Ancillary	117.46 sq m (1,264 sq ft)	BOOTS UK	10 years & 3 days from 29/03/2013 on a full repairing and insuring lease	£39,440.45 (2) with annual increases (3)	31/03/2023
First	Ancillary	88.35 sq m (951 sq ft)	LIMITED (1)			
<b>Total</b>		<b>205.81 sq m (2,215 sq ft)</b>			<b>£39,440.45</b>	

- (1) For the year ending 31st August 2016, Boots UK Limited reported a turnover of £6,876,000,000, pre-tax profits of £523,000,000 and a total net worth of £1,204,000,000 (Source: Experian Group 17/01/2018). Boots have been in occupation since at least 1996. Boots is the UK's leading pharmacy-led health and beauty retailer, with around 2,500 stores in the UK, ranging from local community pharmacies to large destination health and beauty stores. Boots UK is part of the Retail Pharmacy International Division of Walgreens Boots Alliance, Inc, the first global pharmacy-led health and wellbeing enterprise (Source: www.boots-uk.com 23/02/2018).
- (2) The tenant is currently benefitting from a rent free period expiring 31/01/2019 in exchange for removing the 2020 break option. The seller has agreed to adjust the completion monies so that the unit effectively produces £39,440.45 from the completion of the sale.
- (3) The lease provides for annual fixed rental increases of 1.5%. The rent will therefore increase to £40,032.06 p.a.x on 01/04/2019, £40,632.54 p.a.x on 01/04/2020, £41,242.03 on 01/04/2021 and £41,860.66 on 01/04/2022.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

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

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

**Seller's Solicitors: Gowling WLG**  
**Heather Manning**  
 0121 393 0806  
 heather.manning@gowlingwlg.com