

Lot 73

£22,500 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

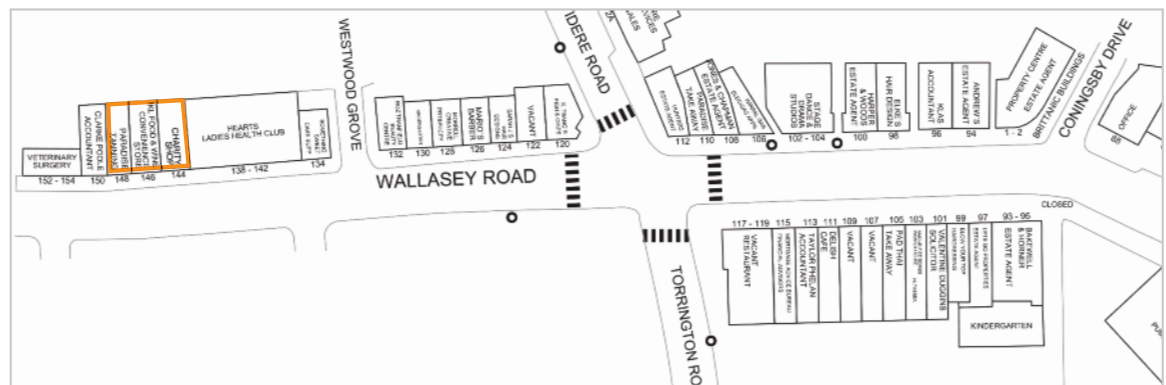
VAT is applicable to this lot.

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)	£7,500	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)	CHARITY SHOP (2)			
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	AST from 17/07/2017	£5,100	26/08/2019
144a	First/Second	Residential	3 Bed Maisonette	INDIVIDUAL	999 years from 08/02/1991 (3)	Peppercorn	07/02/2990
Total (Commercial)			155.04 sq m (1,669 sq ft)			£22,500	

- (1) The lease provides an option to determine on 07/08/2020.
- (2) The unit is currently occupied by a charity on a short term agreement, which can be terminated on 2 weeks' notice
- (3) The seller has served notice on the residential tenants, pursuant to Section 5B of the Landlord & Tenant Act 1987.



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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