

Lot 32

£180,500 per annum exclusive

340 Park Road,
Liverpool, Merseyside L8 4UE
Freehold Retail Investment



Tenancy and accommodation

Lot 32

£180,500 per annum
exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	2,153.50 sq m (23,180 sq ft)	B&M RETAIL LIMITED (1)	25 years from 23/12/1994 on a full repairing and insuring lease expiring 22/12/2019	£180,500
Total		2,153.50 sq m (23,180 sq ft)			£180,500

(1) "B&M was formed in 1978 and is now one of the leading variety retailers in the UK. B&M has grown to over 600 stores and employs over 28,000 staff. We attract over 4 million happy customers through our doors a week" (Source: www.bmstores.co.uk). For the year ending 31st March 2018, B&M Retail Limited reported a turnover of £2,629,145,000, pre-tax profits of £236,006,000 and a total net worth of £600,542,000 (Source: Experian Group 19/02/2019). Part of the property has been sublet to Post Office Limited.

Key Details

- Let to B&M Retail Limited
- Approximately 23,180 sq ft
- Large site area of approximately 1.55 acres (0.62 hectares)
- Car parking for approximately 90 cars
- Prominent position fronting Park Road with retailers including Tesco Extra, JobCentre Plus and Urban Space Self Storage
- Located in predominantly residential area

Location

Miles: 3 miles south of Liverpool city centre
11 miles south-west of St Helens
11 miles north of Mersey Gateway Bridge

Roads: A561, M62 (Junction 4)

Rail: Brunswick Railway Station

Air: Liverpool John Lennon Airport

Situation

The property lies approximately 3 miles south of Liverpool city centre in a predominantly residential area. The property is situated on the southern side of Park Road (A561), which connects to Parliament Street and Upper Parliament Street (A562) to the north. Other occupiers on Park Road include Tesco Extra, JobCentre Plus, Urban Space Self Storage and Lifestyles Park Road Fitness Centre.

Description

The property comprises a purpose built unit providing retail and ancillary accommodation on the ground floor. The property benefits from car parking for approximately 90 cars and secure loading area to the side.

Tenure

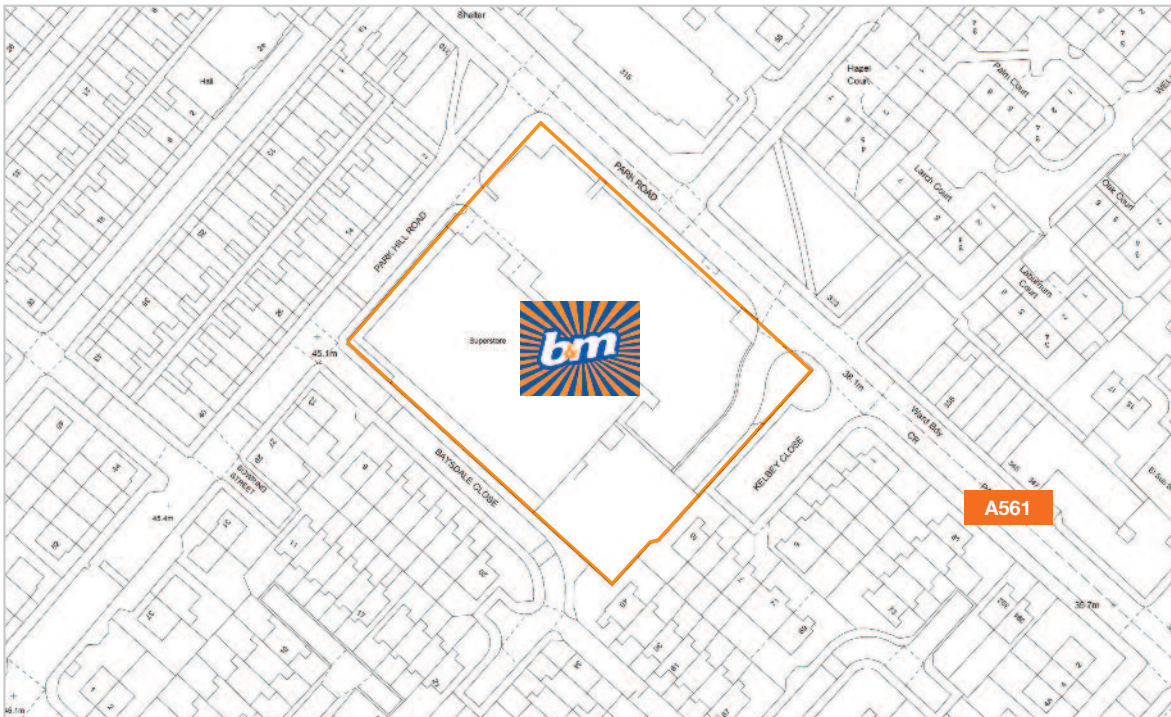
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available in the legal pack at acuitus.co.uk



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Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: WT Jones Solicitors
Peter Hambleton
+44 (0)207 242 7767
pch71gir@gmail.com