

Lot 21

£30,904 per annum exclusive

30 Trafalgar Road, Wallasey, Birkenhead, Wirral CH44 0EB Freehold Convenience Store Investment



Key Details

- Let to Martin McColl Limited with Plc guarantor
- 16.5 year lease from 21st February 2019 (no breaks)
- 2% per annum fixed rental uplifts compounded throughout term
- Rent increases to £34,121 pa on 21st August 2025 and £37,672 pa on 21st August 2030
- Approximately 6,590 sq ft (includes Post Office) in densely populated area

Location

Miles: 5 miles north-west of Liverpool
25 miles north-west of Chester
Roads: A41, M56, M53
Rail: Wallasey Grove Road Railway Station
Air: Liverpool John Lennon Airport

Situation

Wallasey is located at the northern end of the Wirral Peninsula, adjacent to Birkenhead, and forms part of the Merseyside conurbation. The property is situated in Egremond, a predominantly residential suburb of Wallasey, at the corner of Stringhey Road and Trafalgar Road, which connects to King Street and Seabank Road (A554) to the east.

Description

The property comprises a convenience store, which incorporates a post office and off-licence, arranged on the ground floor only.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

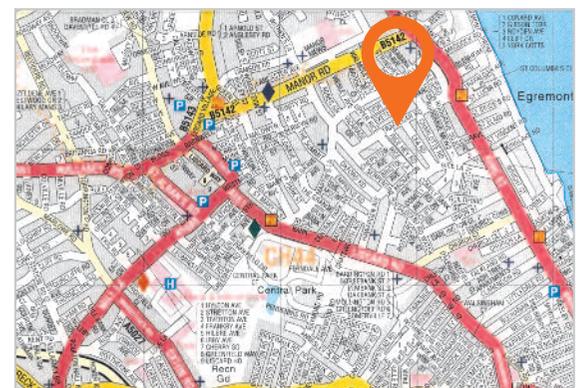
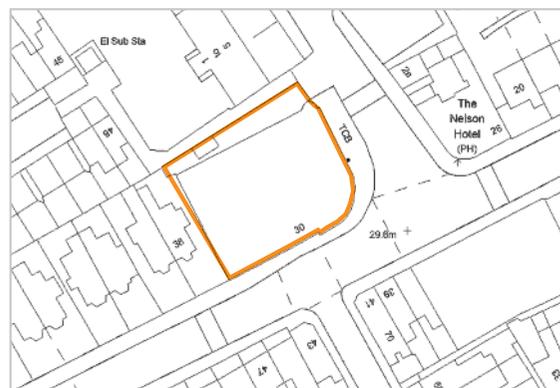
Energy Performance Certificate

Band D. Please see legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/ Ancillary	612.23 sq m (6,590 sq ft)	MARTIN MCCOLL LIMITED (1) with a guarantee from McCOLL'S RETAIL GROUP PLC (2)	16.5 years from 21/02/2019 until 20/08/2035 on a full repairing and insuring lease	£30,904 (3)	21/08/2020 and 5 yearly thereafter. 2% per annum fixed rental uplifts compounded throughout the term
Total		612.23 sq m (6,590 sq ft)			£30,904	

- (1) For the year ending 26th November 2017, Martin McColl Limited reported a turnover of £713,391,000, pre-tax profits of £27,168,000 and a total net worth of £42,850,000 (Source: Experian Group 24/04/2019). The first McColl's store was opened in 1901 and is now a leading neighbourhood retailer with around 1,550 convenience stores and newsagents across England, Scotland and Wales (Source: www.mccolls.co.uk 24/04/2019).
- (2) For the year ending 26th November 2017, McColl's Retail Group Plc reported a turnover of £1,131,777,000 and pre-tax profits of £18,406,000 (Source: Experian Group 24/04/2019).
- (3) The current passing rent is £30,000 per annum. The vendor has agreed to adjust the completion monies so that the property will effectively produce £30,904 per annum from completion of the sale until the first rent review in 2020.



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