

# Lot 17

£24,223.80 per annum exclusive

## 2-4 King Street, Birkenhead, Merseyside CH42 2AJ

Prominent Convenience Store Investment



### Key Details

- Entirely let to Martin McColl Limited (includes Post Office)
- Lease expires November 2028 (no breaks)
- 3% per annum rental increases received annually
- Predominantly residential area
- VAT-free investment

### On Behalf of Trustees

#### Location

**Miles:** 2 miles south of Birkenhead town centre  
4 miles south-west of Liverpool  
**Roads:** A41, A552, M53, M56  
**Rail:** Rock Ferry, Birkenhead Central  
**Air:** Liverpool John Lennon Airport

#### Situation

Birkenhead is located on the west side of the River Mersey, two miles south-west of Liverpool. The property is located two miles south of Birkenhead, on the south side of King Street, close to its junction with Wirral Circular Trail. The property is situated in a predominantly residential location opposite The Hawthornes bus stop with direct services to Birkenhead town centre.

#### Description

The property comprises a triple fronted ground floor convenience store (including a post office) with basement ancillary accommodation, forming part of a larger building.

#### Tenure

Long Leasehold. Held for 999 years from 16/07/2008 (thus having some 987 years unexpired) at a ground rent of a peppercorn.

#### VAT

VAT is not applicable to this lot.

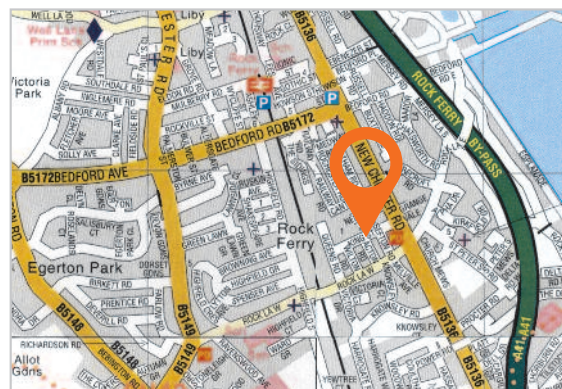
#### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	96.97 sq m (1,044 sq ft)	MARTIN MCCOLL LIMITED (1)	20 years from 27/11/2008 until 26/11/2028 on a full repairing and insuring lease	£24,223.80 (2)	3% per annum rental increases reviewed annually, with an open market rent review in November 2023 reviewed to the higher of the passing rent increased by 3% or open market rental value
Basement	Ancillary	47.68 sq m (513 sq ft)				
<b>Total</b>		<b>144.65 sq m (1,557 sq ft)</b>			<b>£24,223.80</b>	

- (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 17/09/2019).  
(2) Rent as from 27th November 2019.



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