

Lot 14

£31,739.70 Per Annum
Exclusive

Telegraph House, Moor Lane, Crosby, Liverpool, Merseyside L23 2SF

Freehold Retail/Office Investment & Vacant Site Development Opportunity



Tenancy and accommodation

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Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
1	Ground First	Retail	331.70 sq m 268.6 sq m	(3,570 sq ft) (2,891 sq ft)	Vacant			
1A	Ground First	Retail Ancillary	157.70 sq m 217.80 sqm	(1,697 sq ft) (2,341 sq ft)	Global Educational Trust	Licence expiring 15/01/2022 (1)	Peppercorn	15/01/2022 (1)
2	Ground	Retail	114.9 sq m	(1,237 sq ft)	Done Brothers (Cash Betting) Limited	15 years from 26/04/2006 expiring 25/04/2021	£21,000	25/04/2021
3	Ground	Retail	110.2 sq m	(1,186 sq ft)	RWS Printing And Embroidery Limited	1 year from 21/05/2019 expiring 20/05/2021 (2)	Peppercorn	20/05/2021 (2)
4	Ground	Retail	79.4 sq m	(855 sq ft)	SB Media Limited (Scouse Bird Shop)	2 years from 09/01/2019 expiring 08/01/2021 (3)	Peppercorn	08/01/2021 (3)
5	Ground	Retail	72.2 sq m	(777 sq ft)	Root22 Limited	2 years from 14/03/2019 expiring 13/03/2021 (4)	Peppercorn	13/03/2021 (4)
6	Ground	Retail	49.30 sq m	(531 sq ft)	SB Experience Limited (Scouse Bird Hair)	2 years from 9/01/2019 expiring 08/01/2021 (5)	Peppercorn	08/01/2021 (5)
7	Ground First	Entrance Office	10.3 sq m 52.2 sq m	(110 sq ft) (561 sq ft)	Individual (Accountants)	Tenancy at Will from 11/05/2018 (6)	£2,939.65	
11 (8D)	First	Office	99.80 sq m	(1,074 sq ft)	Blundellsands Bridge Club Limited	Tenancy at Will from 14/06/2018 (7)	£7,800.05	
8 B & C	First	Office	148.10 sq m	(1,594 sq ft)	Vacant			
Second Floor	Second Floor	Office	28.1 sq m	(302 sq ft)	Vacant			
Land	Ground	Vacant Site			Vacant			
Total			1,740.4 sq m (18,734 sq ft) & a Vacant Site				£31,739.70	

- (1) Landlords option to determine at any time on 14 days prior written notice to the Tenant.
- (2) Mutual option to determine at any time after 21.08.2019 on not less than one months prior written notice.
- (3) Mutual option to determine any time after 09.04.2019 on not less than ninety days prior written notice.
- (4) Mutual option to determine at any time after 14.06.2019 on not less than one months prior written notice.
- (5) Mutual option to determine at any time after 09.04.2019 on not less than ninety calendar days prior written notice.
- (6) Mutual option to determine immediately at any time on providing written notice.
- (7) Mutual option to determine immediately at any time on providing written notice.

Key Details

- Prominent Town Centre Location
- 8 Shops, Offices & a Vacant Site
- 18,734 sq ft of Retail & Office Accommodation
- Asset Management Opportunity
- Adjacent to a Public Car
- Site Area of approx. 0.7 acres

On the Instructions of a Major Property Company

Location

Miles: 6 miles north of Liverpool
11 miles south of Southport
35 miles west of Manchester

Roads: M62, M58, M57, A565

Rail: Blundellsands & Crosby Railway Station

Air: Liverpool John Lennon Airport

Situation

The coastal town of Crosby with a population of 52,000 is located 6 miles north of Liverpool, 11 miles south of Southport and 36 miles west of Manchester. The property is situated in a prominent position at the corner of the pedestrianised Moor Lane and Richmond Road. Adjacent is a public car park and Sainsburys supermarket. Nearby occupiers including Home Bargains (opposite) Peacocks, Greggs, Superdrug, Costa, Ladbrosks and Boots.

Description

The property comprises 8 shops, part with first floor accommodation. The remaining first floor and the second floor is separately accessed via Richmond Road. The property includes an area of vacant land fronting Richmond Road.

Tenure

Freehold.

Planning

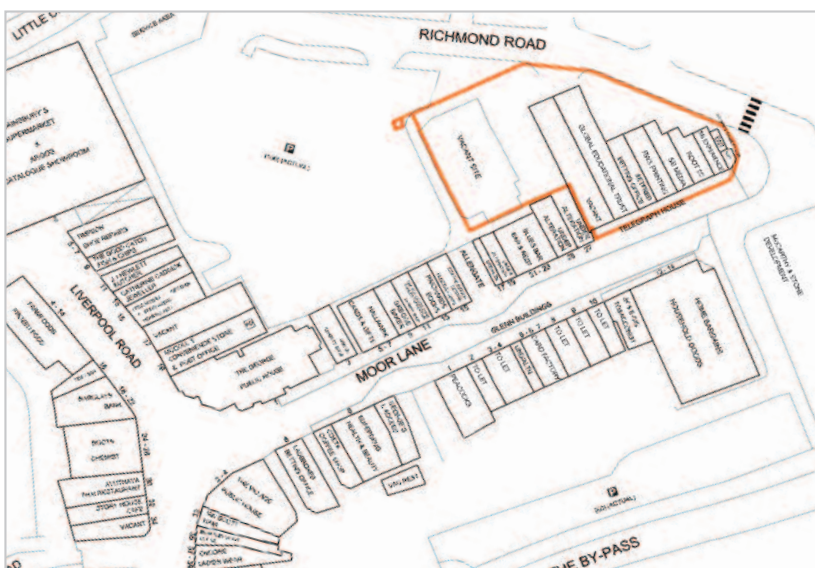
The property may benefit from conversion to a supermarket and or residential use, subject to the current tenancies and the necessary consents/permissions. Interested parties are referred to Sefton Council. www.sefton.gov.uk

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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



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