

Lot 21

£19,500 Per Annum
Exclusive

Rupert House, 36-38 Breckfield Road North, Liverpool, L5 4NH Freehold Commercial Investment Let on New 10 Year Lease



Key Details

- To be let to Guaranteed Liverpool Lets Limited
- New 10 year lease from completion of the sale (subject to option)
- Potential Change of Use Opportunities (subject to lease and consents)
- Property refurbished in 2019
- 1.5 miles north of Liverpool City Centre
- VAT-free investment

Location

Miles: 1.5 miles north-east of Liverpool City Centre
Roads: M57, M62
Rail: Liverpool Lime Street
Air: Liverpool Airport

Situation

Liverpool is a large and popular city and is the commercial and administrative capital of Merseyside. The property is located approximately one mile north-east of the city centre, close to both Liverpool and Everton Football Clubs in a densely populated, predominantly residential area. The property is located on the eastern side of Breckfield Road North, close to its junction with Breck Road. There are a number of independent traders at street level.

Description

The property comprises a three storey building with commercial/office accommodation at ground, first and second floor level, with ancillary accommodation on the basement. The property benefits from a lift serving all floors (apart from the basement) which is accessed via a hatch.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

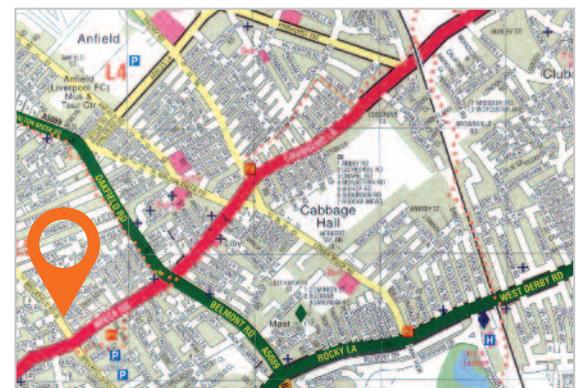
Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Commercial	82.58 sq m (889 sq ft)	GUARANTEED	10 years from completion	£19,500	5 yearly
Basement	Ancillary (restricted access)	33.92 sq m (365 sq ft)	LIVERPOOL LETS			
First	Commercial	69.56 sq m (749 sq ft)	LIMITED (1)			
Second	Commercial	76.95 sq m (828 sq ft)		(2) on a full repairing and insuring lease		
Total		263.01 sq m (3) (2,831 sq ft) (3)			£19,500	

- (1) Established in 2015, Guaranteed Liverpool Lets Ltd is a residential property management company, specialising in the leasing of shared houses (HMOs). The company trades as Now Rooms Liverpool, employs thirteen members of staff and has an excellent reputation within the HMO-market, and primarily operates in Liverpool and the Wirral (www.nowrooms.liverpool.co.uk).
- (2) The tenant benefits from an option to determine the lease on the fifth anniversary of the term.
- (3) Please note that the property has an approximate Gross Internal area of 309.36 sq m (3,330 sq ft).



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