

# Lot 35

£10,000 Per Annum  
Exclusive

## 151 Ford Road, Upton Village, Wirral CH49 0TH Freehold Dance Studio Investment



### Key Details

- Let to ZK Studios Limited trading as ZK Studios School of Dance
- New 5 year lease from April 2021 (subject to option)
- Approximately 347.27 sq m (3,738 sq ft)

### Location

Miles: 5 miles west of Liverpool  
Roads: A513, M53  
Rail: Upton  
Air: Liverpool Airport

### Situation

Upton is located approximately 5 miles west of Liverpool, across the River Mersey and benefits from excellent access to Liverpool and the South being half a mile from the M53 motorway. The property is located on the south side of Ford Road, with nearby retailers including Gravity Gym and various independent shops, cafe's and restaurants.

### Description

The property comprises a ground and first floor dance studio with ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

Please note, the buyer will pay 2% +VAT of the purchase price towards the vendors costs in addition to the cost of the searches. Please see special conditions of sale.

### Energy Performance Certificate

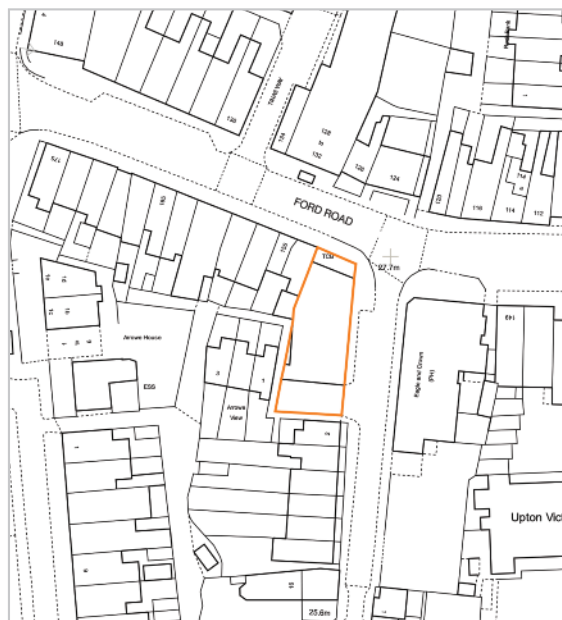
C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Dance Studio/Ancillary	197.88 sq m	(2,130 sq ft)	ZK STUDIOS LIMITED with a personal guarantee t/a ZK Studios School of Dance (1)	5 years from 19/04/2021 until 18/04/2026 (2)	£10,000
First	Dance Studio/Ancillary	149.39 sq m	(1,608 sq ft)			
<b>Total</b>		<b>347.27 sq m</b>	<b>(3,738 sq ft)</b>			<b>£10,000</b>

- (1) ZK Studios School of Dance was established in 2013. [www.zk-studios-school-of-dance.business.site](http://www.zk-studios-school-of-dance.business.site).  
(2) The lease provides for a tenant option to determine on the third anniversary of the term.



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