

Lot 4

£33,800 Per Annum
Exclusive

Daniel House (Residential Parts), Trinity Road Bootle, Merseyside L20 3RG

Virtual Freehold Residential Ground Rent Investment

This lot will not
be sold prior to the
December 13th Auction.



Key Details

- Comprises 168 flats, roof top (including any service media exclusively serving each flat) and the common parts.
- Forms part of a large mixed use commercial & residential property
- Prominent corner location close to Bootle Oriol Road Station & Bootle Town Centre

On behalf of Administrators

Location

Miles: 2 miles north of Liverpool
Roads: A565, A5058, A59
Rail: Bootle New Strand Train Station,
Bootle Oriol Road Train Station
Air: Liverpool John Lennon Airport

Situation

The property is prominently situated on the corner of Trinity Road, St Albans Road and Stanley Road in Bootle, approximately 2 miles north of Liverpool City Centre and a 5 minute walk from Bootle Oriol Road Station and The New Strand Shopping Centre.

Description

The property comprises the residential part of the estate which will include 168 flats, the roof top & common parts spread over 14 floors, outlined orange on the plan. The part outlined blue on the plan is being offered as lot X in the auction.

Tenure

Virtual Freehold 999 years from completion of the sale at nil rent. On completion of the Sale, the Freehold of the Property may be available for purchase for a nominal sum.

VAT

Please see Special Conditions of Sale.

Six Week Completion

Energy Performance Certificate

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

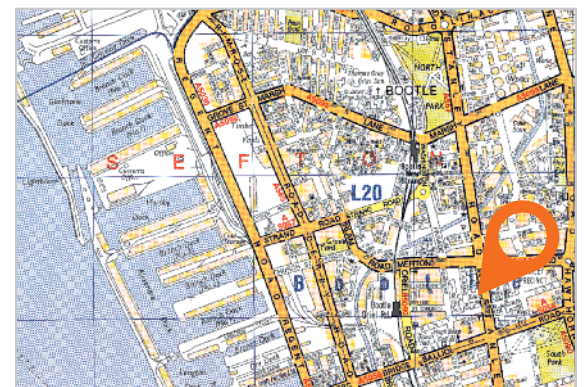
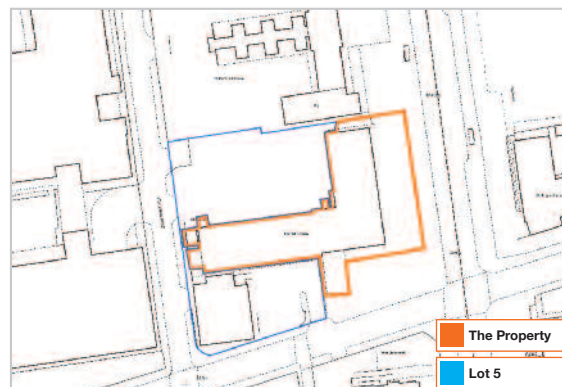
Tenancy and accommodation

Floor	Use	Tenant	Term	Rent p.a.x.
Various	Residential - 168 Flats	VARIOUS (see legal pack)	Majority let for 250 years from 01/02/2016 (see legal pack)	Each let at £200, subject to 5 yearly RPI increases
Roof Top		INVESTMENTS DANIEL HOUSE LIMITED	250 years from 01/02/2016	£200
Basement, Ground, Floors 1-14 and floor 14 mezzanine	Common Parts	Daniel House Refurbishment LLP (in liquidation)	999 years from 31/07/2015	Peppercorn
Total				£33,800

N.B. Relevant Notices have been served on the qualifying tenants under Section 5 & 5B of the Landlord and Tenant Act 1987 (as amended). As regards the tenancy notices that have been served, a note as to status is included within the legal pack.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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