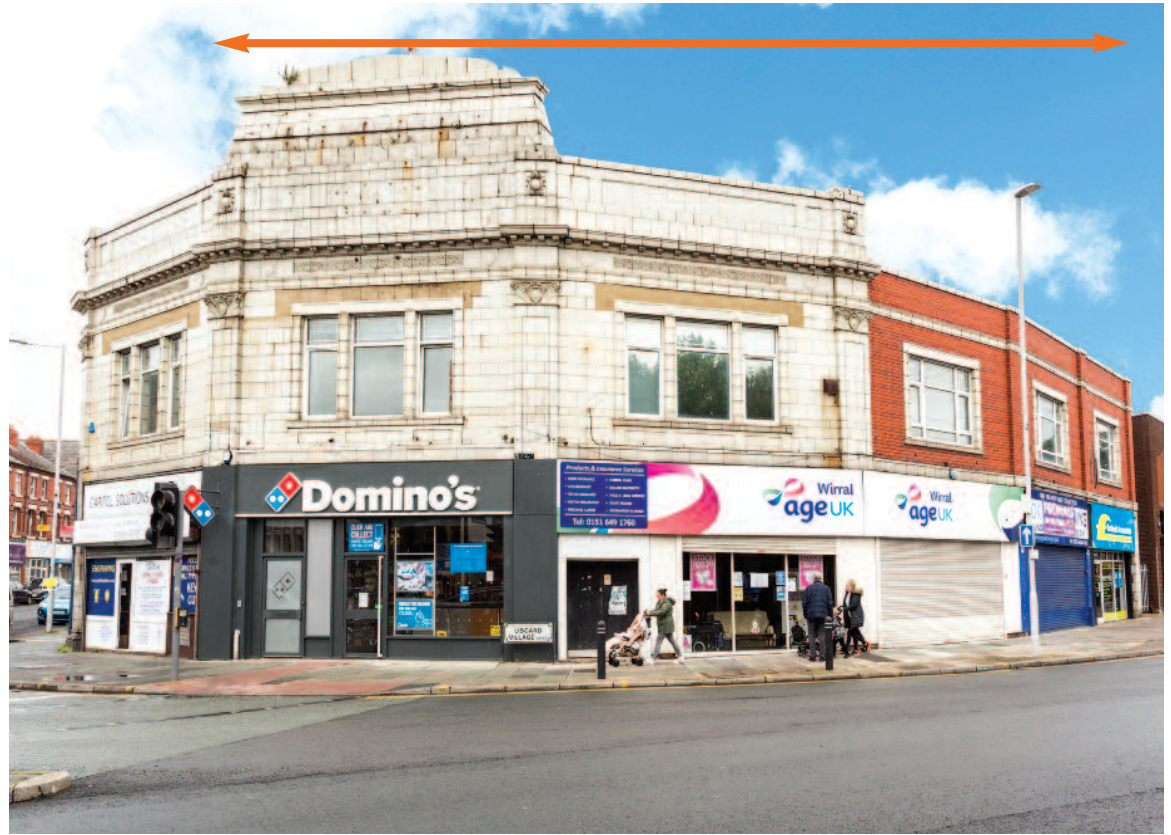


# Lot 46

£45,850 Per Annum  
Exclusive Plus Vacant  
First Floor of  
4,014 sq ft)

## 1-11 Liscard Village, Liscard, Wallasey, Wirral CH45 4JG

Freehold Retail Investment and Development Opportunity for 6 Flats (1)



### Key Details

- Prominent Town Centre Freehold
- Comprises 4 Shops and Vacant Upper floor (1)
- Part let to DP Realty Ltd (t/a Dominos) on a lease expiring 2032 (6)
- Part let to Age Concern Wirral on a lease expiring 2028 (2)

### Location

**Miles:** 3 miles north-west of Liverpool  
3 miles north of Birkenhead  
18 miles north east of Chester  
**Roads:** A551, A59, M53 (junction 1)  
**Rail:** Wallasey Village Railway Station  
**Air:** Liverpool John Lennon Airport

### Situation

Wallasey is a busy Liverpool suburb located 3 miles northwest of the city centre. The property is prominently situated on the corner of Liscard Village, opposite its junction with pedestrianised Liscard Way. The property is close to the Cherry Tree Shopping Centre which houses retailers including Holland & Barrett, Costa, Primark and Wilko. Other nearby occupiers include Tesco, Boots, Superdrug, McDonalds, Post Office and Barclays.

### Description

The property comprises 4 ground floor shops together with vacant first floor. The first floor formerly used as office accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Planning

(1) The first floor benefits from planning permission for 6 x 1 bedroom flats dated 28/09/2018 - Interested parties are referred to [www.wirral.gov.uk](http://www.wirral.gov.uk) Planning Ref : APP/18/01023.

### Six Week Completion

### Energy Performance Certificate

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

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 1/3 Ground	Retail	97 sq m (1,044 sq ft)	DP Realty Limited t/a Domino's (3)	20 years from 22/06/2012 (6)	£15,000	2022 (2032)
Unit 5/7 Ground	Retail	169 sq m (1,819 sq ft)	Age Concern Wirral (4)	10 years from 01/12/2018 (2)	£15,250	2023 (2) (2028)
Unit 9 Ground	Retail	40 sq m (430 sq ft)	LH Retail Limited (storage)	12 month Licence from 1/12/2019	£7,800	(2020)
Unit 11 Ground	Retail	47 sq m (506 sq ft)	Marshall Business Services Limited (t/a TaxAssist Accountants)	3 years from 12/02/2019	£7,800	(2021)
First Floor		372 sq m. (4014 sq ft)	Vacant			
<b>Total</b>		<b>725 sq m (7,813 sq ft)</b>			<b>£45,850</b>	

- (2) Tenants option to determine in the 5th year.  
 (3) Since opening the first Domino's store in the UK in 1985, we now have over 1,000 stores across the country and more than 35,000 team members. Last year, we sold almost 90 million freshly handcrafted pizzas. (Source : [www.dominos.co.uk](http://www.dominos.co.uk)) For the year ended 30th December 2018 DP Realty Limited reported Total Turnover of £26,451,000, Pre-Tax Profits £823,000 and Shareholders Funds of 4,370,000 (Source : SmartSearch 24/08/2020)  
 (4) Age UK trade from over 400 shops nationwide (source: [www.ageuk.org.uk](http://www.ageuk.org.uk))  
 (5) [www.taxassist.co.uk/accountants/wallasey](http://www.taxassist.co.uk/accountants/wallasey)  
 (6) Tenants option to determine on 21/06/2023



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