

Lot 47

£7,500 Per Annum
Exclusive Rising to
£15,000 Per Annum

84 Coronation Road, Crosby, Liverpool, Merseyside L23 5RH Prominent Freehold Retail Investment



Key Details

- Prominent Town Centre Roadside Location
- New 10 year lease (1)
- Future alternative use potential on the upper floor
- VAT-free investment

On 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 junction of Coronation Road and Liverpool Road (A565) close to Sainsbury's supermarket and car parking. Nearby occupiers include a number of local retailers.

Description

The property comprises a ground floor shop will ancillary accommodation above at first floor

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	129.50 sq m	(1,394 sq ft)	KYLPEA LTD	10 years from 13/11/2020 (1)	£7,500 rising to £15,000 on 13/08/2021 (2) (3)	13/11/2025 (12/11/2030) (1)
First	Ancillary	37.20 sq m	(400 sq ft)	t/a Kylpea			
Total		166.70 sq m	(1,794 sq ft)			£15,000 (2)	

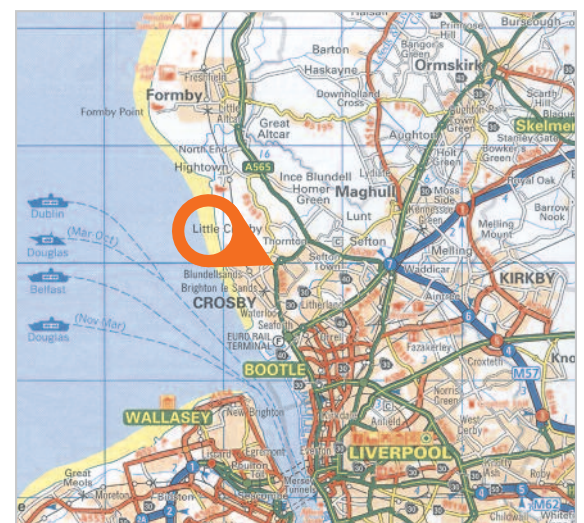
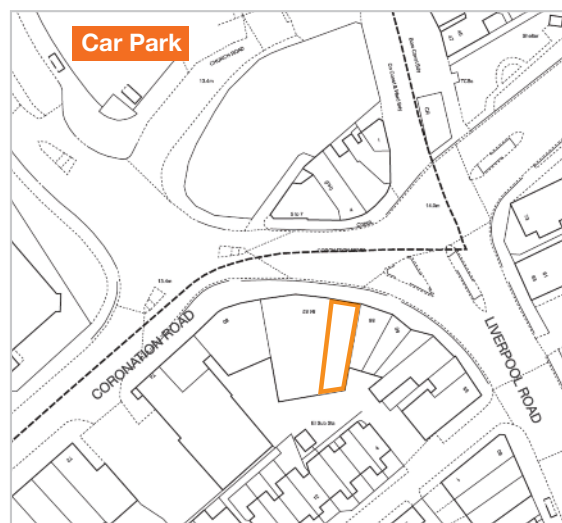
(1) Tenants option to determine on 13/11/2026

(2) The rent rises to £15,000 on 13/08/2021. The Seller will top up the rent from completion of the sale to the 12/08/2021, by way of an allowance on completion of the sale.

(3) Rent Deposit held of £3,750

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to www.sefton.gov.uk



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Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard
Rhiannon Brown
+44 (0)161 934 6490
rhiannon.brown@addleshawgoddard.com