

LOT
A

40/40A Walton Vale, Liverpool,
Merseyside L9 2BU

Reserve Below
£100,000
OVER 14.7% GROSS YIELD

FREEHOLD FOR SALE BY PUBLIC AUCTION
THURSDAY 10TH MAY 2012 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG

4 WEEK COMPLETION



SITUATION

Occupying a prominent trading position opposite **Card Factory** and amongst a host of multiple traders including **Boots, Help The Aged, Hallmark, Greggs, British Heart Foundation, Iceland** and many more. Liverpool is a major commercial centre with excellent transport links via the M57, M58 and M62 which connects with the M6 some 35 miles west of Manchester.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Hair/Beauty Salon** at first floor level.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 15'2" Shop Depth 32'2" Built Depth 49'6" WC	D. Cave (Cafe)	10 years from 4th November 2007	£10,200	IRI Rent Review November 2012
First Floor Salon	Area Approx. 450 sq.ft WC	S Duke (Hair/Beauty Salon)	10 years from 15th April 2004	£4,500	FRI Rent Review 2013 Note: The tenant has been in occupation over 25 years.
TOTAL				£14,700	

Note: We are informed that the adjoining property (no. 38) sold in October 2011 with vacant possession for £100,000.

£14,700 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **SOPHIE TAYLOR**

In accordance with the Estate Agents Act 1979 it is disclosed that a Director of the Auctioneers has an interest in the property.

VENDOR'S SOLICITORS

Vymans - Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.co.uk

VAT is NOT payable in respect of this Lot

FREEHOLD



View Opposite the Property



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

General Conditions and Memorandum
As per Barnett Ross Catalogue 10th May 2012
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) per lot upon exchange of contracts