



SITUATION

Located in this pleasant residential area of Bebington midway between Bebington and Rock Ferry enjoying excellent road access via the A41.

Birkenhead sits on the Wirral Peninsula enjoying easy access to the M53 which joins the M56 at Junction 15, only 2 miles from Liverpool city centre via the Mersey Tunnel.

PROPERTY

A substantial semi-detached **Assisted Living Residential Property** benefiting from a front driveway and large rear garden.

ACCOMMODATION

Ground Floor

Kitchen/Breakfast Room, Dining Room, Utility Room, Lounge, WC Approx 940 sq ft

Cellar (restricted head height) Approx 280 sq ft

First Floor

3 Bedrooms (1 with en-suite Bath/WC), Bathroom/WC Approx 570 sq ft

Second Floor

3 Bedrooms Approx 470 sq ft

Total Area **Approx 2,260 sq ft**
(GIA Approx 2,637 sq ft)

VAT is NOT payable in respect of this Lot

FREEHOLD

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

TENANCY

The entire property is let on a full repairing and insuring lease to **The Wirral Autistic Society as a Care Home (see Tenant Profile)** for a term of 10 years from 2nd June 2014 at a current rent of **£40,000 per annum** exclusive.

Rent Review 2019 index linked to RPI

TENANT PROFILE

Founded in 1968, The Wirral Autistic Society is today one of the Country's leading providers of services and support to people with Autism to include residential care, community & vocational services and children & family services (Source: www.autistic.org).

T/O for Y/E 31/3/2013 £13.48m, Pre-Tax Profit £267,000 and Net Worth £1.75m.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts