



SITUATION

Occupying a prominent main road position adjacent to **Numark Pharmacy** and an established parade serving the surrounding residential area. Heswall is located approximately 8 miles south-west of Liverpool city centre and benefits from excellent road links via the M53.

PROPERTY

Comprising a **Ground Floor Supermarket** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property benefits from use of a rear service road for unloading and there is front forecourt customer parking.

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	65'2"
Internal Width	63'8"
Built Depth	68'2"
Sales Area	Approx 2,620 sq ft
Store Area	Approx 1,800 sq ft
WC	

First Floor Storage

Area	Approx 1,600 sq ft
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Total Area Approx 6,020 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Co-Operative Group Food Ltd (see Tenant Profile)** for a term of 10 years from 2nd February 2012 (**renewal of a previous lease**) at a current rent of **£42,500 per annum** exclusive.

Rent Review and Tenant's Break 2017

TENANT PROFILE

The Co-operative Group is the UK's largest mutual business owned by over 7 million consumer members. The group operates over 5,000 high street branches and employs more than 100,000 people and has an annual turnover of more than £13 billion. The Co-operative Group Food Limited forms part of The Co-operative Group. (Source: www.co-operative.coop).

£42,500 per annum

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

VENDOR'S SOLICITORS
Brabners – Tel: 0151 600 3000
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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