

6 WEEK COMPLETION



**SITUATION**

Occupying a prominent main road position adjacent to **The Co-Operative Food** 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 **2 adjoining Ground Floor Shops**. In addition, the property benefits from use of a rear service road for unloading and there is front forecourt customer parking.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**



| Property                       | Accommodation  | Lessee & Trade  | Term   | Ann. Excl. Rental | Remarks  |
|--------------------------------|--|---|--|-------------------|--|
| No. 411<br>(Ground Floor Shop) | Gross Frontage 13'11"<br>Internal Width 13'6"<br>Built Depth 39'4" | <b>Weinronk Pharmacies Ltd with Personal Guarantors</b> | 10 years from 1st May 2013<br><b>(Renewal of a previous lease)</b> | £6,350            | FRI<br><b>Rent Review &amp; Tenant's Break 2018</b><br>The owners operate 3 other pharmacies |
| No. 413<br>(Ground Floor Shop) | Gross Frontage 13'11"<br>Internal Width 13'6"<br>Built Depth 39'4" |   | 10 years from 1st May 2013<br><b>(Renewal of a previous lease)</b> | £6,350            | FRI<br><b>Rent Review &amp; Tenant's Break 2018</b><br>The owners operate 3 other pharmacies |
| <b>TOTAL</b>                   |  |   |  | <b>£12,700</b>    |  |

**£12,700 per annum**

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

**VENDOR'S SOLICITORS**  
Brabners - Tel: 0151 600 3000  
Ref: S. Tobin Esq - Email: steve.tobin@brabners.com

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