



SITUATION

Located in this busy town centre position, close to the junction with Regina Road, adjacent to **Card Factory** and amongst such multiples as **Santander, The Money Shop, Boots, Homebargain, Iceland, Greggs** and **Heron** being 5 miles north of Liverpool City Centre.

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 terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'3"
Internal Width 14'11"
Built Depth 78'1"

WC
Area Approx 1,040 sq ft

First Floor Ancillary

Area Approx 430 sq ft

Total Area Approx 1,470 sq ft

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents (t/a Entwistle Green) as an Estate Agent (having 1,400 branches) (T/O for Y/E 31/12/13 £332.4m, Pre-Tax Profit £42.1m and Net Worth £89.2m)** for a term of 10 years from 22nd August 2007 at a current rent of **£19,250 per annum** exclusive.

Note: Entwistle Green are one of the longest established estate and letting agents in the North West of England, with almost 100 years' experience in property sales and lettings. They benefit from a wide network of offices across Merseyside and Lancashire.

£19,250 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.co.uk

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