



SITUATION

Located close to the junction with Coniston Avenue in this established retail parade, amongst other multiples as **Boots**, **Ladbrokes** and **Co-Op Food** as well as a variety of local traders, serving the surrounding residential population being approx. 2 ½ miles west of Birkenhead town centre. Birkenhead provides a fast link to Liverpool via the Mersey Tunnel as well as enjoying good road access via the M53 (Junctions 1 to 3).

PROPERTY

A mid terraced building comprising **Ground Floor Double Shop** with separate front access to **2 Self-Contained Flats** on the first floor. In addition, the property benefits a rear yard and the use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 38'11" Internal Width 30'3" Shop Depth 28'1" Built Depth 52'3" Rear Store Area Approx. 230 sq ft Store Office Area Approx. 170 sq ft WC	Martin McColl Ltd (having over 1,300 branches) (T/O for Y/E 29/11/15 £489.34m, Pre-Tax Profit £22.23m and Shareholders' Funds £134.74m)	15 years from 20th March 2007	£11,000	FRI Rent Reviews March 2017 (Outstanding – Landlord quoted £20,000 p.a.)
First Floor (2 Flats)	Not inspected	Various	Each 999 years from 1st January 1985	Peppercorn	Each FRI
TOTAL				£11,000	

£11,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

Garner Canning – Tel: 01827 314 004
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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