

Bromborough

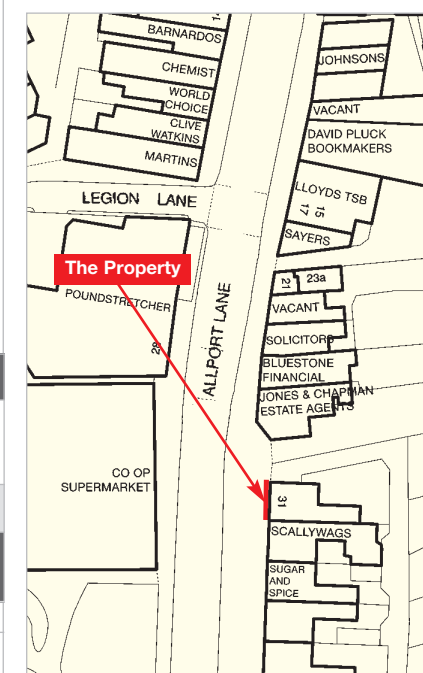
31 Allport Lane Wirral CH62 7HH

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising a shop and a self-contained flat (sold off on a long lease)
- Shop lease expires 2020
- Flat lease provides for annual RPI linked increases
- Shop Rent Review 2012
- Total Current Rents Reserved

£13,625 pa

Rising to £14,125 pa from 25th September 2011

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bromborough, which is situated on the Wirral Peninsula, is a popular suburb of Bebington and is located on the A41 some 2 miles south-east of Bebington town centre. The town is equidistant between Junctions 4 and 5 of the M53 which leads into Liverpool from the south.

The property is situated on the eastern side of Allport Lane, in a prominent corner position, opposite a Co-Op Supermarket. Other occupiers close by include Poundstretcher, Lloyds TSB, Martins, World Choice Travel, Johnsons, Barnardo's and NatWest.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage and staff accommodation to the rear. The first floor comprises a self-contained flat which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Beverley Rowe (t/a Hairdresser) (1)	Gross Frontage (inc Flat entrance) 7.15 m Net Frontage 4.67 m Shop Depth 8.20 m Built Depth 15.68 m	(23' 6") (15' 4") (26' 10") (51' 5") 12 years from 26.09.2008 Rent review every 4th year Effectively FR & I	£13,500 p.a. (Fixed increase to £14,125 p.a. from 25.09.2011)	Rent Review 2012
Flat	An Individual	First Floor – Residential	125 years from 25.03.2009 Annual increases linked to RPI	£125 p.a.	Reversion 2134

(1) The tenant also trades from another shop.

Total £13,625 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Neilan Esq, Quastel Midgen LLP. Tel: 0207 908 2525 Fax: 0207 908 2626 e-mail: jneilan@quastels.com

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