

Leyland

326 Leyland Lane Lancashire PR25 1UQ

- **Virtual Freehold Vacant Shop and Flat**
- Shop and self-contained flat located in local parade
- Asset management opportunity

Vacant

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure

Long Leasehold. Held for a term of 999 years from 1st January 1889 (thus having some 875 years unexpired) at an initial ground rent of £1.25 per annum.

Location

Leyland with a population of 37,000, is located 6 miles south of Preston close to Junction 25 of the M6 motorway and is an expanding residential area. The town is still the home of Leyland Trucks now part of PACCAR. The property is situated in a local shopping parade on Leyland Lane near the junction with Grove Street.

Occupiers close by include Spar, Post Office, Rowlands Pharmacy and other local occupiers.

Description

The property is arranged on ground and one upper floor to provide retail and ancillary accommodation on the ground floor and a self-contained flat on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.8 m	(19')
Net Frontage	3.8 m	(12' 6")
Shop Depth	7.65 m	(25' 2")
Built Depth	18.9 m	(62')
First Floor Flat – Two Rooms, Kitchen, Bathroom		

Tenancy

The property is to be offered VACANT.

VAT

VAT is not applicable to this lot.

Seller's Solicitor

R Brearley Esq, Walker Morris LLP.
Tel: 0113 399 1930 Fax: 0113 245 9412.
E-mail: richard.brearley@walkermorris.co.uk

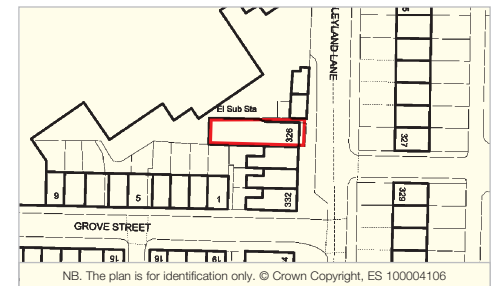


Documents

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

Energy Performance Certificate

Shop EPC Rating 160 Band G
Flat EPC Rating 6 Band G (Copies available on website).



Liverpool

250 Park Road Toxteth Merseyside L8 4UE

- **Virtual Freehold Shop Investment**
- Let to Sayers the Bakers Ltd
- Opposite an entrance to a Tesco Extra
- No VAT applicable
- Reversion 2016

ON THE INSTRUCTIONS OF M J PRYCE ESQ ACTING AS LPA RECEIVER

Tenure

Long Leasehold. Held for a term of 999 years from 25th March 1951 (thus having approximately 937 years unexpired) at a ground rent of £3 per annum.

Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6, 4 miles from Liverpool city centre.

Current Gross Rent Reserved £6,250 pa

The property is situated in Toxteth, to the south of the city centre on Park Road (A561). An entrance to a Tesco Extra is opposite and other occupiers close by include Rowlands Pharmacy (adjacent), Ladbrokes, William Hill, Job Centre Plus and an opticians.

Description

The property is arranged on ground and first floors to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.65 m	(15' 3")
Net Frontage	3.75 m	(12' 4")
Shop Depth	10.85 m	(35' 7")
Built Depth	18.6 m	(6' 0")
Ground Floor	55.6 sq m	(599 sq ft)
First Floor	48.7 sq m	(524 sq ft)
Total	104.3 sq m	(1,123 sq ft)

Seller's Solicitor

S Evans Jones Esq, Heaton's.
Tel: 0161 835 8010 Fax: 0161 835 8015.
E-mail: stephen.evans-jones@heatons.co.uk

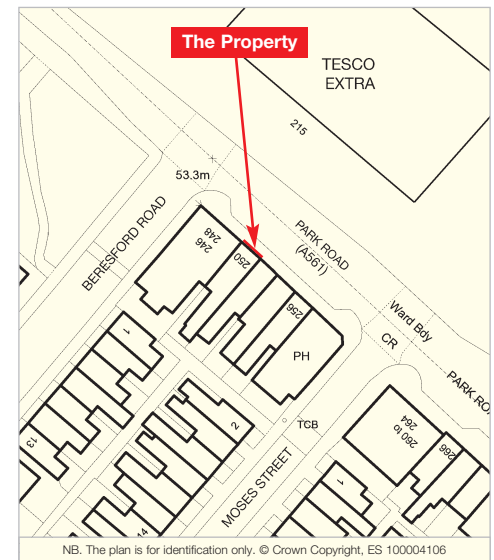


Tenancy

The entire property is at present let to SAYERS THE BAKERS LTD for a term of 10 years from 8th December 2006 at a current rent of £6,250 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Sayers was established in 1912 and now operates from 158 locations throughout the North West.



Website Address: www.sayersthebakers.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.