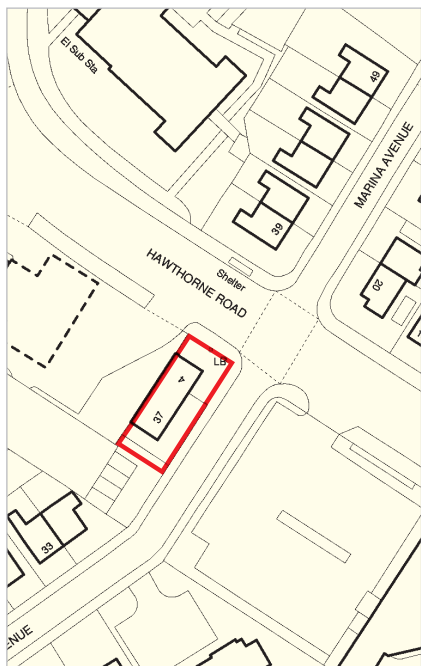


Liverpool

4 Hawthorne Road Litherland Merseyside L21 7PJ

- **Freehold Restaurant/Takeaway & Residential Ground Rent Investment**
 - Shop let to Subway Realty Ltd
 - Shop lease expires 2022 (no breaks)
 - Close to a Tesco Superstore
 - Shop Rent Review 2017
 - Total Current Rents Reserved
- £20,650 pa**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location
Liverpool is one of the principal cities of the North-West and serves a population of some 480,000. The city enjoys good communications being served by the M58 and M62 both providing links to the M6 some 12 miles to the east.
The property is situated in Litherland which is located adjacent to the A5036 dual carriageway adjacent to Seaforth 6 miles north of the city centre at the junction of Hawthorne Road with Marina Avenue. Occupiers close by include a Tesco superstore, KFC, Spar, William Hill and a Boots Pharmacy.

Description

The property is arranged on ground and one upper floor to provide a ground floor restaurant/takeaway together with a 2 bedroom flat on the first floor above which has been sold off on a long lease. There is a covered and gated bin store attached to the rear of the property.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 70 Band C (Copy available on website).
Flat EPC Rating 53 Band E (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Subway Realty Ltd (1)	Gross Frontage 6.40 m (21' 0") Net Frontage 4.65 m (15' 3") Shop & Built Depth 15.50 m (50' 10") Ground Floor 85.65 sq m (922 sq ft)	15 years from 24.08.2007 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2017
First	Two Individuals	First Floor Flat	999 years from 25.02.2010	Peppercorn	Reversion 3009
Hoarding	JL Decaux UK Limited	Advertising Hoarding	10 year Advertising Agreement from 06.11.2007 (2)	£650 p.a.	Reversion 2017

- (1) Website Address: www.subway.co.uk For the year ended 31st December 2014 Subway Realty Ltd reported a turnover of £28,613,000, a pre-tax profit of £1,946,000, shareholders' funds and a net worth of £655,859 (source Riskdisk Experian 02.09.2015). The property has been sub-let to a franchisee.
(2) The advertising agreement contains a mutual annual option to break.

Total £20,650 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

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