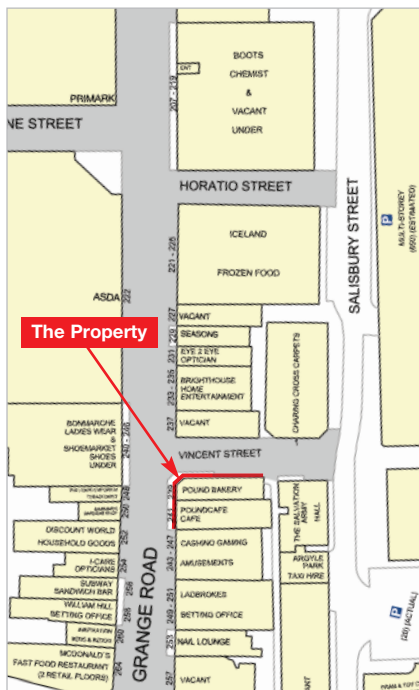


Birkenhead

239-241 Grange Road & 4 Vincent Street Merseyside CH41 2PH

- Freehold Shop Investment and Development Opportunity
- Two shops let to Sayers the Bakers Ltd expiring 2020 (no breaks)
- Prominent town centre corner position opposite Bonmarché
- Double shop unit with planning consent for four flats on upper floors
- VAT is not applicable
- Total Current Rents Reserved
£30,000 pa
Plus Vacant Possession of 3,117 sq ft



Tenure

Freehold.

Location

Birkenhead is the principal town on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool. Access to the city is via the A41 (Mersey Tunnel), which in turn links to the M53 (Junction 5) to the south, whilst the A553 links to the M53 (Junction 3) about 2 miles to the west. The property is situated on the south side of the pedestrianised Grange Road at its junction with Vincent Street in the heart of the town centre. Occupiers close by include Ladbroke's, William Hill, Subway, Boots, Asda, McDonald's, Bonmarché and Primark.

Description

The property is arranged on basement, ground and two upper floors to provide a bakery with adjacent café, together with self-contained accommodation above which is accessed from the rear. The basement is accessed from Grange Road and was most recently used as a shop.

Planning

Consent has been granted for the creation of four self-contained flats with access from the rear. Full details are available from www.wirral.gov.uk (reference APP/13/00672).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 42 Birkenhead**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
239 Ground Floor	Sayers the Bakers Ltd (t/a Poundbakery)	Ground Floor Bakery 113 sq m (1,220 sq ft)	7 years from 07.08.2013 Rent review on 5th year	£12,000 p.a.	Rent Review 2018
241 Ground Floor	Sayers the Bakers Ltd (t/a Poundcafé)	Ground Floor Café 95 sq m (1,023 sq ft)	10 years from 22.11.2010 Rent review every 5th year	£18,000 p.a.	Rent Review 2015
Basement & Upper Floors	Vacant	Basement 98 sq m First & Second Floors 191 sq m (2,057 sq ft)			

(1) For the year ended 30th September 2014, Sayers the Bakers Ltd reported a turnover of £45.357m, a pre-tax profit of £469,000 and a net worth of -£177,000. (Source: Experian 24.09.2015.)

Total £30,000 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 M Hurst Esq, Hamlins LLP. Tel: 0207 355 6085 e-mail: mhurst@hamlins.co.uk