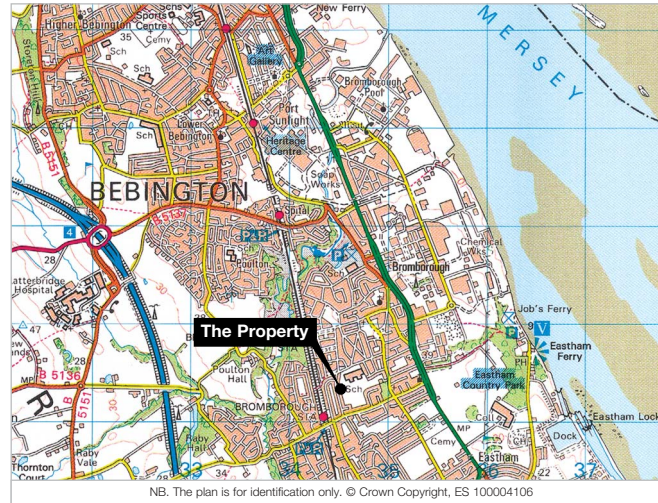


Bromborough

1-11 Dawpool Drive and 71 Acre Lane Wirral CH62 6DE

- Freehold Retail Parade and Residential Investment
- Comprising six shops, eight flats, vacant office and a workshop
- Serves local residential neighbourhood
- No VAT applicable
- Rent Reviews from March 2012
- Total Current Rents Reserved
£68,136 pa

**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 in a prominent corner position on the east side of Dawpool Drive at the junction with Acre Lane, in a predominantly residential area. Nearby occupiers include Co-Op and Betfred as well as a number of local traders.

VAT
VAT is not applicable to this lot.



Description
The property is arranged on ground and one upper floor to provide six ground floor shop units and eight self-contained flats above, accessed from the rear. In addition there is a workshop and stores to the rear, accessed from Dawpool Drive and a vacant ground floor office. One of the shops has been sold off on a long lease.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 52 Wirral**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Dawpool Drive/ 71 Acre Lane	Miss V Harrison	Gross Frontage 17.20 m (56' 5") Built Depth (Acre Lane) 15.40 m (50' 6")	7 years from 12.01.2011 Rent review February 2015 IR & I	£9,563.40 p.a.	Rent Review 2015
1A Dawpool Drive	Individual	First Floor Flat comprising Two Rooms, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 23.09.2011	£4,200 p.a. (annualised)	
69A Acre Lane	Individual	First Floor Flat comprising Three Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 01.10.2011	£4,940 p.a.	
3 Dawpool Drive	S Rahman	Gross Frontage 3.80 m (12' 6") Built Depth 10.45 m (34' 4")	20 years from 03.03.2003 Rent review every 3rd year IR & I	£5,316 p.a.	Rent Review March 2012
3A Dawpool Drive	Individual	First Floor Flat comprising Three Rooms, Kitchen, Bathroom	12 week Assured Shorthold Tenancy from 15.03.2011	£4,160 p.a. (annualised)	
5 Dawpool Drive	J Demellweek	Gross Frontage 3.55 m (11' 8") Built Depth 10.75 m (35' 3")	Negotiations ongoing for a new lease (In occupation since 2003)	£4,575.96 p.a.	
5A Dawpool Drive	Individual	First Floor Flat comprising Three Rooms, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 19.08.2011	£4,680 p.a. (annualised)	
7 Dawpool Drive	A Nedesapillai	Gross Frontage 9.20 m (30' 2") Built Depth 13.65 m (44' 9")	15 years from 16.04.2009 Rent review every third year IR & I	£3,900 p.a.	Rent Review April 2012
7A Dawpool Drive Flat 1	Individual	First Floor Flat comprising Two Rooms, Kitchen, Shower Room	12 month Assured Shorthold Tenancy from 01.01.2009	£4,160.04 p.a.	
7A Dawpool Drive Flat 2	Individual	First Floor Flat comprising Two Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 03.07.2011	£4,160 p.a.	
9 Dawpool Drive	CHFM Ltd	Gross Frontage 7.45 m (24' 5") Built Depth 10.65 m (34' 11")	3 years from 13.01.2012 IR & I	£3,999.60 p.a.	Reversion 2015
9A Dawpool Drive, Flat 1	Individual	First Floor Flat comprising Two Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 02.04.2011	£4,160 p.a.	
9B Dawpool Drive	Individual	Ground Floor Office 25.75 sq m (277 sq ft)		-	
9B Dawpool Drive, Flat 2	Individual	First Floor Flat comprising Three Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 01.04.2004	£4,680 p.a.	
11 Dawpool Drive	Individual	Ground Floor Shop – Not inspected	999 years from 01.01.1989	£25 p.a.	
Rear Workshop and Store	V Norman & R Barnes	Ground Floor Workshop (GIA) 151.75 sq m (1,633 sq ft)	Negotiations ongoing for a new lease (In occupation since the 1980's)	£5,616 p.a.	
Store and Garage	Vacant	Ground Floor 20.00 sq m (215 sq ft)			

Total £68,136 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 R Lea Esq, Cullimore Dutton. Tel: (01244) 356789 Fax: (01244) 312582 e-mail: roly.lea@cullimoredutton.co.uk

