



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 excellent communications, being served by the M58 and M62, both providing links to the M6 some 12 miles to the east.

The car park is situated in the heart of the city centre at the junction of Smithfield Street and Tithebarn Street, close to Moorfields Rail Station, with a number of student halls of accommodation and Liverpool John Moores University in close proximity.

Description

The property provides a surfaced car park for 52 spaces on a site area of approximately 0.32 acres. The demise includes a two storey building to the north of the site.

Tenancy

The entire property is at present let to NATIONAL CAR PARKS LTD for a term of 34 years and 11 months from 29th June 2002 and expiring 28th May 2037 (no breaks) at a current rent of £45,862 per annum. The lease provides annual fixed increases to 3%. The tenant has an option to extend the lease for a further 20 years on providing 18 months' notice.

Tenant Information

National Car Parks is the United Kingdom's largest and longest-standing private car park operator, with over 150,000 spaces across more than 500 car parks in towns, cities, airports and London Underground and National Rail Stations.

Website Address: www.ncp.co.uk

For the year ended 27th March 2015, National Car Parks Ltd reported a turnover of £198.736m, a pre-tax profit of £14.859m and shareholders' funds and a net worth of £156.973m. (Source: riskdisk.com 06.11.2015)

Planning

The site may lend itself to future development opportunities on expiry of the lease, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale for Transfer of a Going Concern provision.

Documents

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

Energy Performance Certificate

EPC is not required for a surfaced car park.

Liverpool

NCP Car Park Smithfield Street Lancashire L3 6AF

- Well Located Freehold Car Park Investment
- Town centre location
- Site area approximately 0.32 acres
- Let to National Car Parks Ltd (NCP)
- Lease expiry 2037 (No breaks)
- Annual fixed increases to 3%
- Rent Review 29th June 2016
- Current Rent Reserved

£45,862 pa

Plus annual fixed increases to 3%

SIX WEEK COMPLETION AVAILABLE



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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