

Liverpool **NCP Car Park Smithfield Street**

Lancashire **L3 6AF**

Town centre location

Investment

AVAILABLE

Well Located Freehold Car Park

 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





Liverpool is one of the principal cities of the North West and serves a

communications, being served by the M58 and M62, both providing

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

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

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

population of some 480,000. The city enjoys excellent

links to the M6 some 12 miles to the east.

Moores University in close proximity.

building to the north of the site.

Tenure

Freehold.

Location

Description

18 months' notice.



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.

a turnover of £198.736m, a pre-tax profit of £14.859m and shareholders' funds and a net worth of £156.973m.

of the lease, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

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

EPC is not required for a surfaced car park.

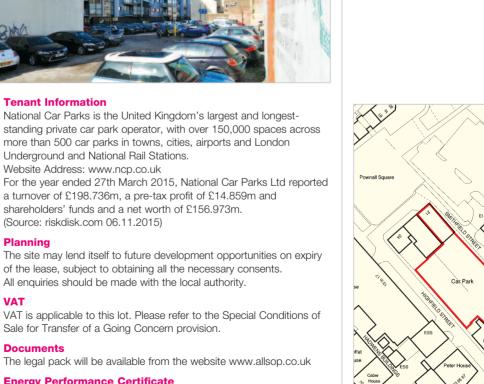
Tenant Information

(Source: riskdisk.com 06.11.2015)



Energy Performance Certificate







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