

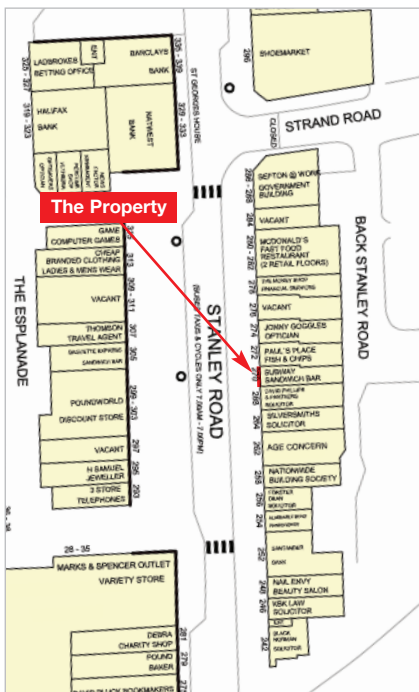
Bootle

270 Stanley Road
Merseyside
L20 3ER

- **Freehold Shop Investment**
- Entirely let to Subway Realty Limited on a new lease
- Lease expiry 2023 (1)
- Rent Review 2018 (1)
- Current Rent Reserved
£16,250 pa

On the Instructions of Trustees

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Bootle serves a population of some 65,000, and is situated at the junction of A5036, A5098 and A5666 about 4 miles north of Liverpool City Centre.

Stanley Road is the principal shopping location for the borough, and the property is situated opposite the Strand Shopping Centre, where occupiers include Marks & Spencer, Barclays, Tesco, W H Smith, New Look and Argos. Also opposite the shopping centre are McDonald's, Santander and Ladbrokes.

Description

The property is arranged on basement, ground and two upper floors to provide a shop unit having sales areas to ground floor and ancillary accommodation over, separate access to which is available from the rear. There is no access to the second floor and it is not used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	5.01 m	(16' 5")
Net Frontage	4.41 m	(14' 6")
Shop Depth	7.46 m	(24' 6")
Built Depth	13.73 m	(45' 0")
Ground Floor	49.9 sq m	(537 sq ft)
First Floor	38.7 sq m	(419 sq ft)
Basement (Part no access)	46.8 sq m	(503 sq ft)
Second Floor (no access)		

Tenancy

The entire property is at present let to SUBWAY REALTY LIMITED for a term of 10 years from 31st January 2013 at a current rent of £16,250 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The lease also contains a lessee's break option in the fifth year on service of 6 months' notice, with the further provision that if the break is not exercised, the lessee will have the benefit of a 3 month rent free period from 31st January 2018 to 30th March 2018. The property has been sublet.

Tenant Information

No. of Branches: 1,400 in the UK, 42,000 worldwide.

Website Address: subway.co.uk

For the year ended 31st December 2013, Subway Realty Limited reported a turnover of £27.9m, a pre-tax profit of £1.45m and a net worth of £1.63m. (Source: riskdisk.com)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 S Moyle Esq, Gorvins. Tel: 0161 930 5151 e-mail: steven.moyle@gorvins.com