



**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 good communications, being served by the M58 and M62 motorways, both providing links with the M6 Motorway some 12 miles to the east.

The property is located fronting the north side of Picton Road, between its junctions with Eastdale Road and Sandown Lane, in a mixed use area approximately 3 miles to the east of the city centre.

**Description**

The property is arranged on ground and part first floor to provide a showroom/trade counter fronting Picton Road together with warehouse accommodation to the rear and a two storey outbuilding. The property benefits from a yard to the rear.

The property provides the following Gross Internal Areas:

Showroom/Trader Counter	290.4 sq m	(3,126 sq ft)
Central Warehouse	415.9 sq m	(4,477 sq ft)
Rear Warehouse	438.2 sq m	(4,717 sq ft)
Outbuilding	342.2 sq m	(3,683 sq ft)
<b>Total</b>	<b>1,486.7 sq m</b>	<b>(16,003 sq ft)</b>

NB. Areas provided by the Vendor.

**Tenancy**

The entire property is at present let to HSS HIRE SERVICE GROUP LIMITED for a term of 10 years from 28th April 2017 at a current rent of £45,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a mutual option to determine the lease on the fifth anniversary of the term.

**Tenant Information**

No. of Branches: 300+.

Website Address: www.hss.com

For the year ended 26th December 2015, HSS Hire Service Group Limited reported a turnover of £251.02m, a pre-tax loss of £2.73m, shareholders' funds of £44.42m and a net worth of £37.51m. (Source: Experian 25.04.2017.)

**VAT**

Please refer to the Special Conditions of Sale.

**Documents**

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

**Energy Performance Certificate**

EPC Rating 144 Band F (Copy available on website).

**Liverpool**  
**187-199 (odd)**  
**Picton Road**  
**Merseyside**  
**L15 4LG**

• **Freehold Trade Counter Investment**

- Comprises a total of 1,486.7 sq m (16,003 sq ft) of accommodation
- Let on a new 10 year lease to HSS Hire Service Group Ltd (1)
- Prominent roadside position
- Rent Review 2022
- Current Rent Reserved  
**£45,000 pa**

**On the Instructions of Neil Inman and Beverley Jane Robinson of Scanlans acting as Joint LPA Receivers**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106