

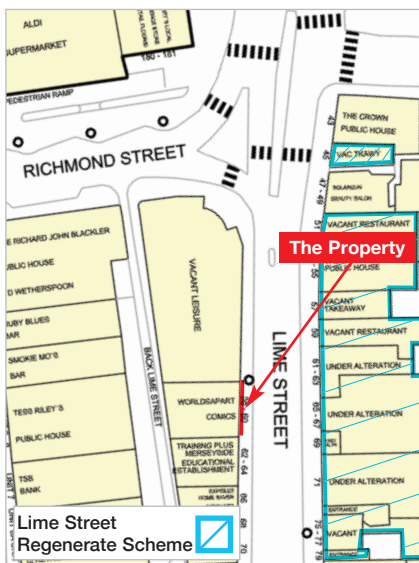
Liverpool **58-60 Lime Street** **Merseyside** **L1 1JN**

- **Freehold Shop and Student Accommodation Ground Rent Investment**
- Shop let to Forbidden Planet (Scotland) Ltd
- Upper floors provide student accommodation let on a long lease expiring in 31 years
- Located opposite a mixed use £35m regeneration scheme
- Shop Rent Review 2017
- Total Current Rents Reserved

£42,000 pa

On the Instructions of a Major Fund

SIX WEEK COMPLETION AVAILABLE



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 to the M6 Motorway some 12 miles to the east. The property is situated on the west side of Lime Street, between its junctions with Ranelagh Street and Richmond Street. Liverpool Central Station is within easy walking distance on Ranelagh Street. The property is located opposite a £35 million Lime Street mixed use regeneration scheme.

Description
The property is arranged on basement, ground and five upper floors to provide a large rectangular retail unit with ancillary accommodation in the basement. The upper floors are self-contained and provide student

accommodation, which has been sold on a long lease, which expires in 2048.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 56 Band C (Copy available on website).

Lime Street Renovation
The property is located opposite a £35m Lime Street mixed use regeneration scheme approved by Liverpool City Council. The scheme involves the creation of a 412 bedroom student block, a 101 bedroom hotel and more than 30,000 sq ft of commercial space. For more information, please visit www.liverpoolvision.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 58/60	Forbidden Planet (Scotland) Ltd (1)	Gross Frontage 12.05 m (39' 6") Net Frontage 11.15 m (36' 7") Shop & Built Depth 16.90 m (55' 5") Basement 175.00 sq m (1,883 sq ft)	15 years from 17.07.2007 Rent review every 5th year IR & I subject to a schedule of condition	£42,000 p.a.	Rent Review July 2017
First and Second Floors	BPS Developments Ltd	First and Second Floors – Student Accommodation	50 years from 24.07.1998	Peppercorn	Reversion July 2048

(1) Website Address: www.forbiddenplanet.co.uk
For the year ended 31st March 2015, Forbidden Planet (Scotland) Ltd reported a turnover of £12.415m, a pre-tax profit of £298,890 and a net worth of £1.498m. (Source: Experian 20.12.2016.)

Total £42,000 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 J Holder Esq, Hamlins LLP. Tel: 0207 355 6000 e-mail: jholder@hamlins.co.uk