

Liverpool

67 Allerton Road

Mossley Hill

Merseyside

L18 2DA

- Freehold Shop Investment
 - Let to Swinton Group Limited
 - Prominent corner position
 - No VAT applicable
 - Reversion 2018
 - Current Rent Reserved
- £30,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 Motorways which in turn link to the M6, 4 miles from Liverpool city centre. Mossley Hill, which is best known for being the location of Penny Lane, is a mixed residential and commercial suburb located 4 miles south-east of the city centre, access to which is via Smithdown Road (A662). The property is situated on the north-east side of Allerton Road (B5180) at its junction with Hillside Road. Occupiers close by include Bargain Booze (adjacent), NatWest, Iceland and Lloyds Pharmacy.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit which provides an insurance brokers office with first floor offices/staff and second floor storage.

The property provides the following accommodation and dimensions:

Gross Frontage	7.2 m	(23' 7")
Net Frontage	6.75 m	(22' 2")
Return Net Frontage	8.05 m	(26' 5")
Shop Depth	11.7 m	(38' 5")
Built Depth	14.3 m	(46' 11")

Ground Floor Sales	73.1 sq m	(786.9 sq ft)
Ground Floor Ancillary	3.1 sq m	(33.4 sq ft)
First Floor	60.7 sq m	(653.4 sq ft)
Second Floor	44.8 sq m	(482.2 sq ft)
Total	181.7 sq m	(1,955.9 sq ft)

Tenancy

The entire property is at present let to SWINTON GROUP LIMITED for a term of 10 years from 8th December 2008 at a current rent of £30,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 350.

Website Address: www.swinton.co.uk

For the year ended 31st December 2013, Swinton Group Limited reported a turnover of £304.672m, a pre-tax profit of £23.353m, shareholders' funds of £194.13m and a net worth of £143.225m. (Source: riskdisk.com 04.11.2014.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

