

Ellesmere Port

59/61 Whitby Road Cheshire CH65 8AB

- **Freehold Restaurant Investment**
- **Trades as an Indian restaurant**
- **Lease expiry 2022**
- **Town centre location**

Tenure
Freehold.

Location
Ellesmere Port is located on the Wirral peninsular some 11 miles south of Liverpool and 8 miles north of Chester. The town is served by the A41 providing access to Junction 5 of the M53 motorway. The property is situated fronting Whitby Road (A5032) opposite its junction with Victoria Road close to Ellesmere Port Station. Occupiers close by include William Hill, Wetherspoons, Connexions Advice Centre, KFC, McDonalds, Lloyds and Yorkshire Banks and a variety of local traders.

Description
The property is arranged on ground and one upper floor to provide a ground and first floor restaurant.

Current Rent Reserved
£22,000 pa

The property provides the following accommodation and dimensions:

Gross Frontage	10.85 m	(35' 7")
Net Frontage	9.35 m	(30' 8")
Ground Floor	Area	247.87 sq m (2,660 sq ft)
First Floor	Area	182.25 sq m (1,962 sq ft)

Tenancy
The entire property is at present let to MR BATIR ALI for a term of 15 years from 15th August 2007 at a current rent of £22,000 (1) per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) The tenant has a personal rent concession, by way of a side letter dated 9th February 2012, from 25th March 2012 reducing the rent to £1,000 p.c.m. + VAT, payable weekly. The rent arrears are to be paid within 1 year from 9th February 2012.

VAT
VAT is applicable to this lot.

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



Joint Auctioneer
R Peters Esq, GVA Dixon Webb.
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E-mail: richard.peters@gva.co.uk



Seller's Solicitor
P Barrow Esq, Quinn Barrow Solicitors.
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E-mail: pbarrow@quinn-barrow.co.uk

LOT 61

Kendal

4 Kirkland Cumbria LA9 5AF

- **Virtual Freehold Shop**
- **Comprising a former betting office**
- **Town centre location**
- **No VAT applicable**

SIX WEEK COMPLETION AVAILABLE

Tenure
Virtual Freehold. Held on a 999 year lease from 28th February 1991 at a peppercorn rent.

Location
Kendal, with a population of some 25,461, is the main gateway town to the Lake District. Road communications are excellent with the A65 linking to Junction 36 of the M6 to the south, the A6 running north along the eastern side of the Lake District to Penrith and the M6. The A591 runs west to Windermere. The property is situated in the town centre on the west side of Kirkland between its junctions with Gillingate and Peppercorn Lane. Occupiers close by include a wide range of local traders. There are also two public car parks in close proximity.

Vacant Possession

Description
The property is arranged on ground floor only to provide a former betting office with staff and customer WC facilities to the rear.

NB. The property forms part of a larger building, the remainder of which is not included within the sale.

The property provides the following accommodation and dimensions:

Ground Floor Sales	36.4 sq m (392 sq ft)
Ground Floor Kitchen	8.0 sq m (86 sq ft)
Total	44.4 sq m (478 sq ft)

NB. Areas taken from www.2010.voa.gov.uk

Tenancy
The property will be offered with VACANT POSSESSION.

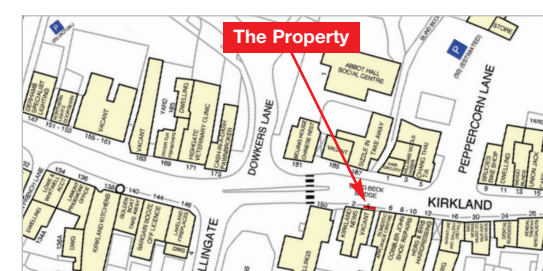
Seller's Solicitor
Ms J Day, Foskett Marr Gadsby & Head LLP.
Tel: 0208 418 1304.
E-mail: judyday@foskettmarr.co.uk



Rateable Value
Betting Shop & Premises £4,000.

VAT
VAT is not applicable to this lot.

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



LOT 62