

Liverpool 72/82 (even) Walton Vale Merseyside L9 2BU

- Long Leasehold Shopping Parade and Leisure Investment
- Multi-let parade, tenants include William Hill, Bank of Scotland and JD Wetherspoons
- Established shopping area
- Part let to JD Wetherspoon plc with a lease expiring 2037 (no breaks)
- Total Current Gross Rent Reserved **£121,000 pa**
- Total Current Net Rent Reserved **£102,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 150 years from 21st October 1996 (thus having approximately 102 years and 6 months unexpired) at a ground rent of £19,000 per annum, which is reviewable every 21 years. Please refer to the head lease in the legal pack for further information.

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 both providing links to the M6 some 12 miles to the east. Walton, situated between Bootle and the city centre, is a busy residential suburb benefiting from quick access to the A59 and A580 which in turn link to Junctions 5 and 7 of the M57 respectively.

The parade is situated on the south side of Walton Vale, opposite the junction with Warbreck Avenue, and some 5 miles north of the city centre in an established shopping area.

Occupiers close by include Home Bargains, The Money Shop and Heron Foods.

Description

The parade is arranged on ground and one upper floor to provide four retail units (Nos 74-82) and one leisure unit (No. 72) on ground floor together with ancillary accommodation above. (No. 82) is a single storey standalone retail unit, separated by an access way, to the rear of the parade. The parade benefits from a service yard to the rear.

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 Ratings 70-121 Bands C-E (Copy available on website).

No.	Present Lessee	Accommodation (NIA)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
72	JD Wetherspoon plc (1)	Ground and First Floor 827.8 sq m (8,910 sq ft)	A term of 40 years from 25.12.1997 Rent review every 5th year FR & I	£58,000 p.a.	Rent Review 2017
74	William Hill Organization Limited (2)	Ground and First Floor 255.8 sq m (2,754 sq ft)	A term of 25 years from 15.03.2002 Rent review on 5th and 10th anniversary of term FR & I	£22,500 p.a.	Rent Review 2017 and 2022 (Break Option 2022)
76	Gambas Pilpil Ltd (t/a Nacho)	Ground and First Floor 74.7 sq m (804 sq ft)	A term of 5 years from 30.10.2015 FR & I	£3,500 p.a.	Reversion 2020 (Break Option 2018)
78/80	Bank of Scotland plc (3)	Ground and First Floor 261.0 sq m (2,809 sq ft)	A term of 10 years from 12.01.2012 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2017
82	A Begg	Ground Floor 21.8 sq m (235 sq ft)	A term of 10 years from 29.11.2006 FR & I	£7,000 p.a.	Reversion 2016
Total		1441.10 sq m (15,512 sq ft)	Total £121,000 p.a.		

NB: Areas provided by vendor from measured surveys.

(1) For the year ended 26th July 2015 JD Wetherspoon plc reported a turnover of £1,513,923,000, a pre-tax profit of £58,732,000, shareholders' funds of £222,893,000 and a net worth of £192,896,000 (Source: riskdisk.com 21.04.2016)

(2) For the year ended 30th December 2015 William Hill Organization Limited reported a turnover of £873,900,000 a pre-tax profit of £246,400,000, shareholders' funds of £206,900,000 and a negative net worth of £625,000,000 (Source: riskdisk.com 21.04.2016)

(3) For the year ended 31st December 2015, Bank of Scotland plc reported a nil turn over, pre-tax profit of £2.653 billion shareholders' funds of £15.119 billion and a net worth of £14.692 billion (Source: riskdisk.com 21.04.2016)

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 Michael Twining, Gowling WLG. Tel: 03707 330609 e-mail: michael.twining@gowlingwlg.com

