

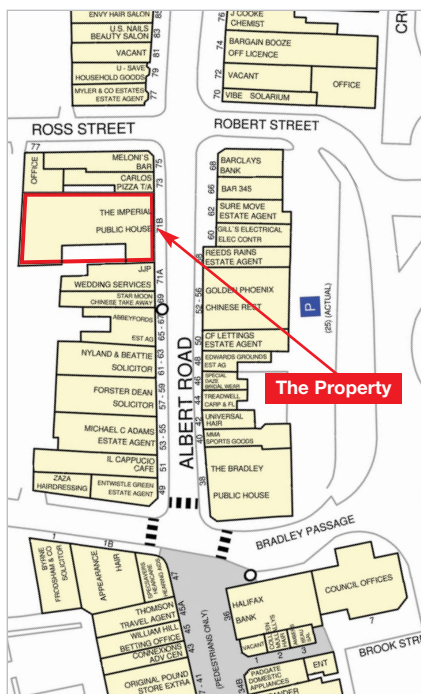
Widnes

The Imperial

71B Albert Road
Cheshire
WA8 6JS

- **Freehold Leisure Investment**
- Located in central Widnes
- Let to Barracuda Pubs & Bars Ltd with surety from Barracuda 2009 Ltd
- Lease expiry 2033 (no breaks)
- Rent Review March 2013
- Current Rent Reserved
£62,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Widnes is located in Cheshire some 12 miles south-east of Liverpool, 15 miles north of Chester and 20 miles west of Manchester. The town benefits from excellent road communications with Junction 7 of the M62 located some 5 miles to the north and Junction 12 of the M56 located some 4 miles to the south. In addition, Liverpool John Lennon Airport is situated some 6 miles to the west. The town has an urban population of 55,686 people increasing to 378,800 within 6 miles. The property is situated on Albert Road which provides the main retailing facilities for Widnes. The property lies opposite Barclays and close to other public houses, restaurants and wine bars.

Description

The property is arranged on ground and first floor to provide a public house/bar premises. The ground floor has been fitted out to the Barracuda public house standard to provide the public bar and dining area, kitchen, store/office and external seating area. The first floor provides the cellar, store room and public WCs. The loading bay entrance is to the rear of the building.

The property provides the following gross internal accommodation and dimensions:

Ground Floor (Excluding External Smoking Area of some 37.50 sq m (403 sq ft))	466.65 sq m	(5,023 sq ft)
First Floor	106.85 sq m	(1,150 sq ft)
Total	573.50 sq m	(6,173 sq ft)

Tenancy

The property is let to BARRACUDA PUBS AND BARS LTD with a surety from Barracuda 2009 Ltd (now known as Barracuda Pub Group Ltd as of 26th May 2011) at a current rent of £62,000 per annum for a term of 25 years from 31st March 2008. The lease provides for upward only rent reviews every 5th year and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 200.

Website Address: www.barracudagroup.co.uk

VAT

VAT is applicable. Please refer to the special conditions of sale.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 213 Widnes**.

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 Hodd Esq, FDR. Tel: (01925) 231000 Fax: (01925) 230616 e-mail: john.hodd@fdrlaw.co.uk

Joint Auctioneer Andrew Stewart, Stewart Montrose. Tel: 0161 935 8245 Fax: 0161 935 8001 e-mail: astewart@stewartmontrose.com