

#### Tenure Freehold.

#### Location

Wallasey, with a population of some 60,000 is located at the northern end of the Wirral Peninsula, 3 miles north of Birkenhead, and forms part of the Merseyside Conurbation. The M53 begins at the town's edge and access to Central Liverpool is provided by the Kingsway Tunnel.

The property is situated on the west side of Liscard Village adjacent to a Tesco Express a short distance to the north of the main retailing thoroughfare on Liscard Way. There is a public car park directly opposite the property. Occupiers close by include Santander Bank, The Post Office, Barclays Bank, Boots Pharmacy, Domino's and Age UK.

#### Description

The property is arranged on ground and two upper floors to provide three ground floor retail units together with four flats above let on Assured Shorthold Tenancies. Three of the flats are on first floor only whilst one is a maisonette over first and second floors. The property has recently undergone a full refurbishment programme.

### VAT

VAT is not applicable to this lot.

#### **Documents**

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

#### Viewings

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

In the subject box of your e-mail, please ensure that you enter Lot 214 Wallasey.

## Wallasey

25-27 Liscard Village Merseyside CH45 4JG

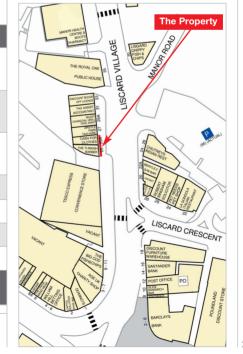
LOT

- Freehold Shop and Residential Investment
- Town centre location adjacent to Tesco Express
- Recently fully refurbished
- Reversion 2015
- Total Current Rents Reserved

## £46,436 pa

# SIX WEEK COMPLETION AVAILABLE





No.	Present Lessee	Accommodation			Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
25	The Turkish Barbers Ltd	Gross Frontage Net Frontage Shop Depth Built Depth	5.25 m 4.75 m 7.2 m 10.8 m	(17' 3") (15' 7") (23' 7") (35' 5")	5 years from 01.06.2012 Rent review 01.08.2015 FR & I		£10,400 p.a.	Review 2015
25a	Cash For Clothes Langro Group Ltd	Gross Frontage Net Frontage Shop Depth Built Depth	4.1 m 3.85 m 7.0 m 12.2 m	(13' 5") (12' 7") (22' 11") (40' 0")	3 years from 01.07.2012 (2) FR & I		£6,968 p.a.	Reversion 2015
27	Nail Zone	Gross Frontage Net Frontage Shop Depth Built Depth	5.2 m 4.7 m 7.0 m 12.25 m		5 years from 01.08.2012 Rent review 01.08.2015 FR & I		£6,968 p.a.	Review 2015
25b	Individual	First Floor Flat Comprising One Room, Living Room, Kitchen and Bathroom (1)			Assured Shorthold Tenancy		£5,200 p.a.	
25c	Individual	First Floor Flat Comprising Three Rooms, Kitchen and Bathroom			Assured Shorthold Tenancy		£6,500 p.a.	
27a	Individual	First and Second Floor Flat Comprising One Room, Living Room, Kitchen and Bathroom			Assured Shorthold Tenancy		£5,200 p.a.	
27b	Individual	First Floor Flat Comprising and Bathroom	g One Room, Living Roo	om, Kitchen	Assured Shorthold Tenancy		£5,200 p.a.	
(1) Not inspected by Allsop. (2) Tenant option to break on 1st July 2013.						Total	£46,436 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

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