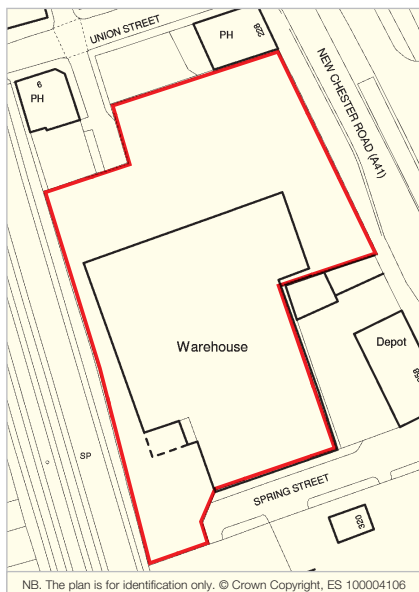
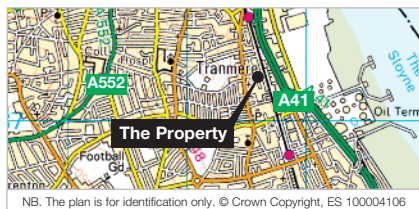


Birkenhead Booker Cash & Carry Unit, Union Street, Birkenhead, Merseyside CH42 3TL

- Freehold Cash & Carry Warehouse Investment
- Let to Giant Booker Ltd and guaranteed by Giant Bidco Ltd
- Lease expires 2030 (1)
- Minimum 2.5% p.a. compounded rental increases every fifth year
- Site extends to circa 1.35 acres
- Current Rent Reserved

£139,594 pa
Rising to a minimum
of £178,692 pa in
2025 (1)

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Birkenhead has a population of 93,000 and is located on the Wirral peninsula near the mouth of the River Mersey and at the head of the M53 motorway.

The city of Liverpool is one mile to the north, across the river and is accessed via two road and one rail tunnel.

The property is situated adjacent to the A41 (New Chester Road), to the south of Birkenhead town centre. The property is approached off Union Street which runs off the A41 and the property benefits from extensive frontage to the A41.

Occupiers close by include Carphone Warehouse, KFC, Hertz Rent-a-Car and HSS. To the north is the Rock Retail Park where occupiers include Wickes and PC World.

Description

The property occupies a site which extends to 1.35 acres and is arranged on ground and part first floor to provide a 3 bay cash and carry warehouse with ancillary office accommodation at first floor level. The warehouse benefits from an eaves height of circa 3.7 m (12' 2") and from extensive car parking for some 45 cars. Servicing is to the rear via Spring Street leading to a canopied delivery area.

The property provides the following accommodation and dimensions:

Ground Floor		
Cash & Carry Warehouse	2,482 sq m	(26,718 sq ft)
Storage	294.5 sq m	(3,169 sq ft)
First Floor Offices	158.5 sq m	(1,705 sq ft)
Total	2,935 sq m	(31,592 sq ft)

Tenancy

The entire property is at present let to GIANT BOOKER LIMITED, guaranteed by Giant Bidco Limited, for a term of 25 years from 28th February 2005 at a current rent of £139,594 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term to the greater of open market rental value or 2.5% p.a. compounded rental increases over the review period and contains full repairing and insuring covenants. The minimum rental increases are therefore as follows:

February 2020 £157,937 p.a.

February 2025 £178,692 p.a.

(1) There is a tenant only option to determine the lease on 28th February 2025, upon 12 months written notice.

Tenant Information

The ultimate holding company is Booker Group plc.

Website Address: www.booker.co.uk

For the year ended 27th March 2015, Giant Booker Ltd reported a turnover of £9.2m, a pre-tax profit of £5.6m and a net worth and shareholders' funds of £228.3m.

(Source: Experian 09.11.2015.)

Planning

Local Authority: Wirral Metropolitan Borough Council.

Tel: 0151 606 2000.

Website: www.wirral.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Combe Esq, Muckle LLP. Tel: 0191 211 7925 e-mail: jonathan.combe@muckle-llp.com



LET TO
GIANT BOOKER LTD
WITH MINIMUM RENTAL
INCREASES UNTIL 2030 (1)