

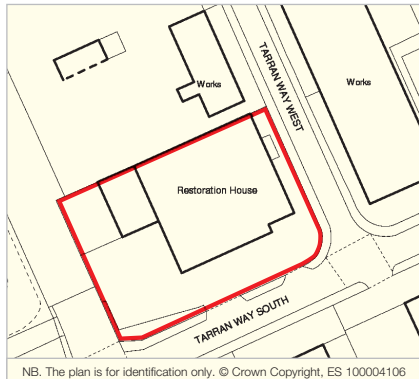
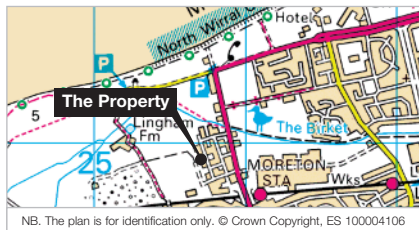
Moreton Restoration House Tarran Way West Tarran Way Industrial Estate Wirral CH46 4TT

- **Leasehold Industrial Investment**
- Underlet to Howden Joinery Properties Ltd
- Lease expiring 2021
- Unit totalling 1,062.50 sq m (11,436 sq ft) on a site of 0.19 hectares (0.47 acres)
- Rent Review 2016
- Current Gross Rent Reserved
£55,000 pa
- Current Net Rent Reserved
£50,462.50 pa

**On the Instructions of
Administrators Kerry Bailey and
Sarah Rayment of**



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held on a lease from Wirral Metropolitan Borough Council on a 125 year lease from 25th May 2007 (thus having just under 125 years unexpired), at a current rent of £4,537.50 p.a. The lease provides for rent reviews every tenth year to site value.

Location

Moreton forms the south-west district of Wallasey with a population of 28,000 and is located on the A553, close to its junction with the A551 (Upton Road) which leads to Junction 2 of the M53 motorway, leading to Liverpool in the east and Chester in the south. The property is situated in an established industrial location, one mile from Moreton town centre and 2 miles from the M53 at Junction 2. Occupiers close by include Plumb Center and Howden Hire Centre.

Description

The property is arranged on ground and first floor to provide a warehouse, showroom, trade counter and office accommodation on part ground and first floor. The property has a yard for customer and staff car parking and loading area on a site of 0.19 hectares (0.47 acres). The warehouse benefits from 2 roller shutter doors and one set of concertina doors.

The property provides the following accommodation and dimensions:

Ground Floor	153.50 sq m	(1,652 sq ft)
First Floor	158.50 sq m	(1,706 sq ft)
Ground Floor Workshop	750.50 sq m	(8,078 sq ft)
Total	1,062.50 sq m	(11,436 sq ft)
Eaves Height	4.0 m	(13' 2")

Tenancy

The entire property is at present underlet to Howden Joinery Properties Ltd for a term of 15 years from 13th November 2006 at a current rent of £55,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th and 10th year of the term and contains full repairing covenants, subject to a schedule of condition.

Tenant Information

Howden Joinery Properties Ltd are responsible for 'the ownership, leasing and management of properties on behalf of Howden Joinery Ltd'. Although not party to the lease, for the year ended 30th December 2014 Howden Joinery Ltd reported a turnover of £1.080bn, a pre-tax profit of £193.306m and a net worth of £447.884m. (Source: riskdisk 11.11.2015)

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 Natalie Bromley, Addleshaw Goddard LLP. Tel: 0161 934 6445 e-mail: natalie.bromley@addleshawgoddard.com