

# Liverpool

## Honey's Green Precinct

### Honey's Green Lane

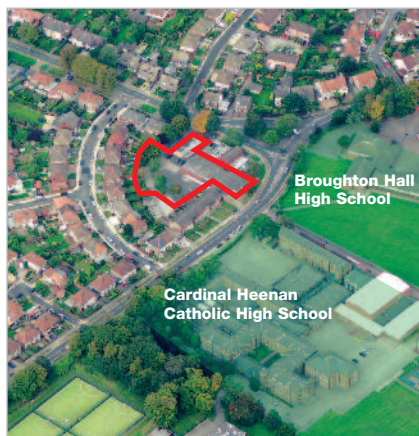
### West Derby

### Merseyside

### L12 9JH

- Long Leasehold Shopping Precinct Investment
  - Densely populated Liverpool suburb
  - Multi-let parade providing 5 retail units
  - Tenants include Domino's and One Stop
  - Opposite two High Schools
  - Asset management opportunity
  - Total Current Gross Rents Reserved
- £68,800 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Long Leasehold. Held on three long leasehold interests.

1. A term of 199 years from 8th July 1970 at a peppercorn ground rent.
2. A term of 999 years from 8th July 1970 at a peppercorn ground rent.
3. A term of 999 years from 8th July 1970 at a ground rent of £350 per annum.

#### Location

Liverpool is a major administrative, commercial and retail centre, and the second largest city in the North West of England, with an urban population of some 465,700 people. The city is situated 98 miles north-west of Birmingham and 34 miles west of Manchester.

Liverpool benefits from an excellent communication network with the M62 and M57 motorways, Liverpool John Lennon Airport and Liverpool Lime Street Station. The M62 Motorway provides a direct link to the M6 Motorway approximately 15 miles to the east, and the M57 Motorway lie approximately 7 miles north and 10 miles east respectively.

The property is situated in an established trading position fronting Honey's

Green Lane and Leyfield Road in the West Derby area of Liverpool. The precinct is opposite Cardinal Heenan Catholic High School and Broughton Hall High School.

#### Description

The property comprises a neighbourhood shopping parade providing a local convenience supermarket and 4 units arranged in two single storey terraces on a site of 0.28 hectares (0.7 acres). The 4 shop units are all of regular retail configuration serviced via a rear yard. Parking is provided to the rear of the units by a surfaced car park (c. 30 unmarked spaces), which comprises part of the property.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units 1-3	One Stop Stores Ltd (t/a One Stop) (1)	Ground Floor (3) 335.0 sq m (3,605 sq ft)	10 years from 08.02.2011 Rent review every 5th year	£35,000 p.a.	Reversion 2021
Units 4-5	DP Realty Ltd (t/a Domino's Pizza) (2)	Ground Floor (3) 156.8 sq m (1,688 sq ft)	Lease from 04.03.2011 and expiring 14.11.2030 (4)	£14,000 p.a.	Reversion 2030
Unit 6	Leonard Hill (t/a Bulldog Butty Bar)	Ground Floor 55.45 sq m (597 sq ft)	10 years from 06.03.2012 expiring 05.03.2022 Rent review every 5th year (5)	£6,600 p.a.	Rent Review 2017
Unit 7	Mr Stephen Riley (t/a Exclusive Fitness)	Ground Floor (3) 48.1 sq m (517 sq ft)	5 years from 22.03.2012 (6)	£6,600 p.a.	Reversion 2017
Unit 8	Amanda Mason (Hair by Amanda Mason)	Ground Floor (3) 39.0 sq m (420 sq ft)	6 years from 06.10.2011	£6,600 p.a.	Reversion 2017
		<b>Total</b> 634.35 sq m (6,827 sq ft)	<b>Total £68,800 p.a.</b>		

(1) For the year ended 28th February 2015, One Stop Stores Ltd reported a turnover of £924,591,000, a pre-tax profit of £10,192,000 and a net worth of £161,073,000. (Source: riskdisk.com 08.09.2016.)

(2) For the year ended 28th December 2014, DP Realty Ltd reported a turnover of £18.14m, a pre-tax profit of £526,628 and a net worth of £8.6m. (Source: riskdisk.com 08.09.2016.)

(3) Not measured by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

(4) Tenant break option in year 11 at 6 months' notice

(5) 5 year break giving 6 months' notice

(6) 12 months break giving 6 months' notice

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** B Whitfield Esq. Whitfield Solicitors. Tel: 01704 878501 e-mail: [brian@whitfieldssolicitors.com](mailto:brian@whitfieldssolicitors.com)