



Tenure
Freehold.

Location
Little Sutton is a suburb of Ellesmere Port located on the Wirral peninsular some 11 miles south of Liverpool and 8 miles north of Chester. The town is served by the A41 providing access to Junction 5 of the M53 motorway. The property is situated just off the A41 on the B5463 close to Little Sutton Station.

Description
The property is arranged on ground and one upper floor. The ground floor provides a convenience store whilst the first floor comprises ancillary accommodation not presently used by the lessee. The property has the benefit of car parking to the front.

The property provides the following accommodation and dimensions:

Gross Frontage	36.85 m	(120' 10")
Net Frontage	15.00 m	(49' 3")
Shop & Built Depth	8.30 m	(27' 3")
First Floor	76.5 sq m	(823 sq ft)

Tenancy

The entire property is at present let to MARTIN MCCOLL LIMITED for a term of 20 years from 21st June 2010 at a current rent of £23,850 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term, the first two being fixed to 2% per annum compounded. The lease contains full repairing and insuring covenants. The rental increases will be as follows:
2015 – £26,332 per annum
2020 – £29,073 per annum

Tenant Information

No. of Branches: 1,250.
Website Address: www.martinmccoll.co.uk
For the year ended 29th November 2009, Martin McColl Limited reported a turnover of £324.209m, a pre-tax profit of £24.732m and a net worth of £71.880m. (Source: riskdisk.com 21.02.2011)

VAT

VAT is not applicable to this lot.

Documents

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

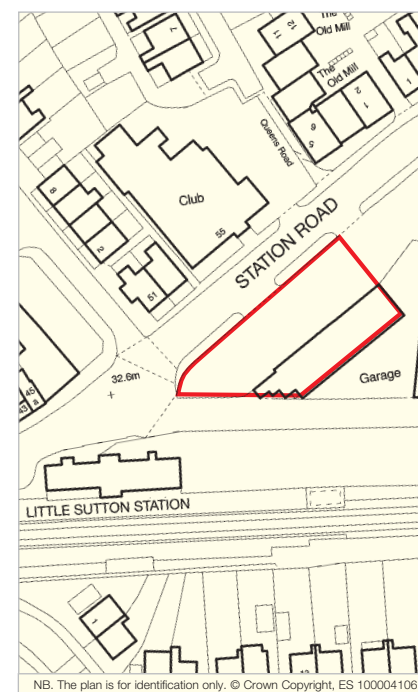
Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 35 Little Sutton**

Little Sutton Convenience Store Station Road Ellesmere Port Cheshire CH66 1NT

- **Freehold Shop Investment**
- Comprising a shop with car parking
- Let to Martin McColl Limited on a lease expiring in 2030
- VAT is not applicable
- Fixed rental increases at the first two reviews
- Current Rent Reserved
£23,850 pa
rising in 2015 to
£26,332 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 Stephen Goldberg, Northern & Midland Holdings Legal Department. Tel: 0208 457 3250 Fax: 0208 457 3251 e-mail: stephen@nmholdings.co.uk
Joint Auctioneer Michael Braier, Savoy Stewart. Tel: 0207 495 3666 Fax: 0207 499 3192 e-mail: mb@savoystewart.co.uk

NB. The plan is for identification only. © Crown Copyright, ES 100004106