



### Tenure

Freehold.

### Location

Moreton is approximately 5 miles north-west of Birkenhead on the Wirral. The Wirral is a peninsula and a socio-cultural area in North West England. It is bounded to the west by the River Dee and to the east by the River Mersey. It has a population of some 312,293.

The area is accessible via the M53 Motorway leading to Chester and 3 tunnels into Liverpool city centre.

The property is situated on Hoylake Road, at its junction with Banston Lane.

Occupiers close by include Superdrug, Betfred, Iceland, Boots and Lloyds Bank.

### Description

The property is arranged on ground and one upper floor to provide a supermarket with ancillary accommodation to the rear and part first floor. The remaining part first floor provides self-contained offices which have been sublet. The property benefits from a roller shutter door to the rear leading into a car park.

The property provides the following accommodation and dimensions:

Gross Frontage	14.04 m	(46' 1")
Net Frontage	13.20 m	(43' 4")
Shop Depth	24.96 m	(81' 11")
Built Depth	44.35 m	(145' 6")

Ground Floor (1)	589.18 sq m	(6,342 sq ft)
First Floor (1)	235.50 sq m	(2,535 sq ft)
Total (1)	824.68 sq m	(8,877 sq ft)

(1) Floor areas agreed at 2012 Rent Review on a gross internal basis.

### Tenancy

The entire property is at present let to HERON FOODS LIMITED for a term of 10 years from 30th April 2012 at a current rent of £70,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Part first floor offices sub-let.

### Tenant Information

No. of Branches: 235.

Website Address: [www.heronfoods.com](http://www.heronfoods.com)

For the year ended 29th December 2015, Heron Foods Limited reported a turnover of £252.52m, a pre-tax profit of £1.854m, shareholders' funds of £33.624m and a net worth of £30.228m. (Source: riskdisk.com 21.09.2017.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 90 Band D (Copy available on website).

## Moreton

### 220 Hoylake Road Wirral Merseyside CH46 6AD

- Freehold Supermarket Investment
- Town centre location
- Let to Heron Foods Limited
- Lease expiry 2022
- Rent Review April 2017 (Outstanding)
- Includes car park
- Current Rent Reserved

**£70,000 pa**

On the Instructions of

