

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

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.allsop.co.uk

Energy Performance Certificate

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

Moreton

220 Hoylake Road Wirral Merseyside CH46 6AD

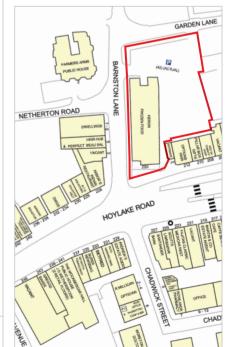
- Town centre location
- Let to Heron Foods Limited
- Lease expiry 2022
- Rent Review April 2017 (Outstanding)
- Includes car park

Current Rent Reserved



On the Instructions of **BDO**





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

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