



### Tenure

Freehold.

### Location

Birkenhead is the principal town on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool. Access to the city is via the A41 (Mersey Tunnel), which in turn links to the M53 Motorway (Junction 5) to the south, whilst the A553 links to the M53 Motorway (Junction 3) about 2 miles to the west.

The property occupies a prominent corner location on the south side of Conway Street (A553), at the junction with Craven Street. The main town centre retail area is some 0.5 miles to the south-east.

Occupiers close by include Betfred and a number of local traders in this densely populated residential area.

### Description

The property is arranged to provide a trade counter with warehouse, workshop and ancillary accommodation to the rear. The property benefits from two loading doors to the rear with a separate detached storage unit and storage yard. 4 marked parking spaces are located at the front of the property.

The property provides the following accommodation and dimensions:

**Ground Floor GIA** 532.65 sq m (5,733 sq ft)

**Site Area: 0.167 Hectares (0.412 Acres)**

### Tenancy

The entire property is at present let to SPEEDY HIRE CENTRES (WESTERN) LIMITED, with a guarantee from Speedy Hire plc, for a term of 15 years from 16th January 2008 at a current rent of £24,568 per annum. The lease contains full repairing and insuring covenants and provides for a tenant's option to break on 16th January 2020.

### Tenant Information

No. of Branches: 200 depots across the UK and Ireland.

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

For the year ended 31st March 2017, Speedy Hire plc reported a turnover of £369.4m, a pre-tax profit of £14.4m, shareholders' funds of £189.6m and a net worth of £186.1m. (Source: Experian 21.02.2018.)

### 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

For EPC Rating please see website.

## Birkenhead

### Speedy Hire

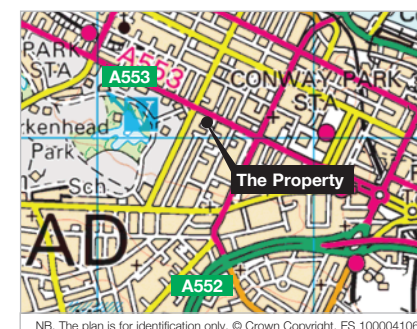
### Conway Street

### Merseyside

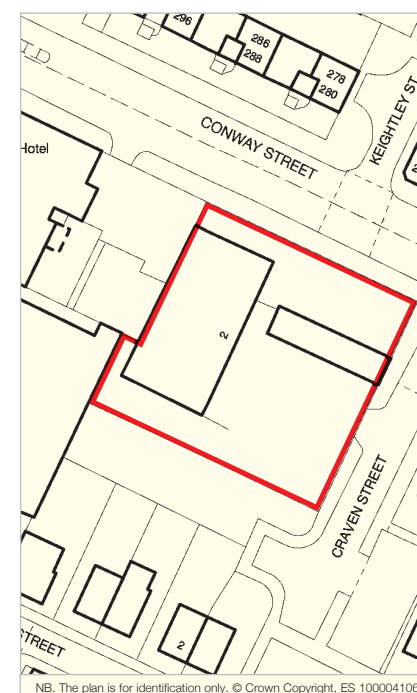
### CH41 4BB

- **Freehold Trade Counter Investment**
- Let with a guarantee from Speedy Hire plc
- Current Rent Reserved  
**£24,568 pa**

**SIX WEEK COMPLETION AVAILABLE**



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