



Tenure

Leasehold. To be held for a term of 999 years from completion at a ground rent of a peppercorn.

Location

Wallasey, with a population of some 58,000, is located at the northern end of the Wirral Peninsula adjacent to Birkenhead, and forms part of the Merseyside conurbation. The M53 Motorway begins at the town's edge and access to central Liverpool is provided by the A53 Kingsway Tunnel.

The property is situated in the main pedestrianised retailing area of the town, in close proximity of the Cherry Square Shopping Centre.

Occupiers close by include B&M Bargains, Peacocks, Superdrug, EE, Scrivens, Iceland and McDonald's.

Description

The property is arranged on ground and one upper floor to provide a regular shop unit with ancillary storage above.

The property provides the following accommodation and dimensions:

Ground Floor Sales	193.32 sq m	(2,081 sq ft)
First Floor Ancillary	73.30 sq m	(789 sq ft)
Total	266.62 sq m	(2,870 sq ft)

NB. Areas provided by the Vendor.

Tenancy

The entire property is offered with VACANT POSSESSION ON COMPLETION.

The Sellers have an offer for a new lease to Severn Wishes Ltd (t/a Moment Cards), with a personal guarantor for 10 years, with a three year tenant's break clause, at £50,000 per annum with an initial 12 month rent free period.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 54 Band C (Copy available on website).

Buyer's Premium

Buyers will pay 1% + VAT of the purchase price towards the seller's costs.

Viewings

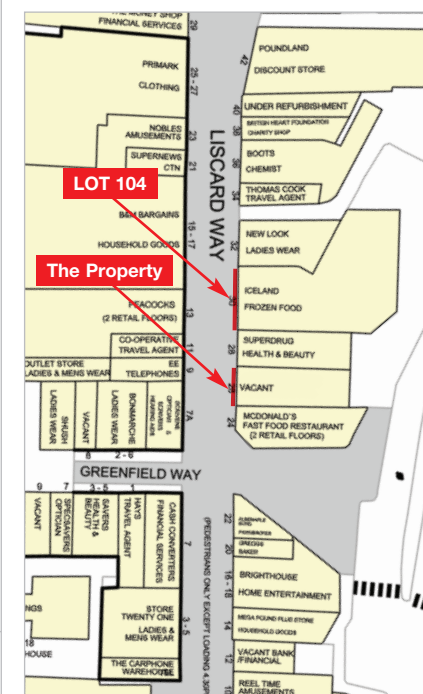
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 142 Wallasey**.

Wallasey

26 Liscard Way Merseyside CH44 5TP

- **Virtual Freehold Shop**
 - Offered with vacant possession on completion
 - Pedestrianised town centre position adjacent to Superdrug and Peacocks
- ### Vacant Possession
- Offer received for new 10 year lease of £50,000 pa subject to contract**

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

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