

Wallasey

30 Liscard Way and
24, 26 and 28 Liscard
Way
Merseyside
CH44 5TP

- Freehold Shop and Ground Rent Investment
- Entirely let to Iceland Foods Limited until 2024
- Pedestrianised town centre position adjacent to Superdrug and New Look
- Rent Review 2019
- Current Rent Reserved
£90,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

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 in the town, in close proximity of the Cherry Tree Centre. Occupiers close by include Superdrug (adjacent), Peacocks (opposite), New Look, McDonald's, Boots Chemist, B&M Bargains and Co-operative travel agents.

Description
The property is arranged on ground floor only to provide a substantial retail unit.

The property provides the following accommodation and dimensions:

Ground Floor	612.70 sq m	(6,595 sq ft)
Mezzanine	9.40 sq m	(101 sq ft)
Total	622.10 sq m	(6,696 sq ft)

(1) Floor areas from www.2010.voa.gov.uk. Not inspected by Allsop.

Tenancy
30 Liscard Way is at present let to ICELAND FOODS LIMITED for a term of 15 years from 20th October 2009 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. 24, 26 and 28 Liscard Way will be held on three similar 999 year leases from 23rd June 2016 at a peppercorn rent.

Tenant Information
No. of Branches: 700.
Website Address: www.iceland.co.uk
For the year ended 27th March 2015, Iceland Foods Ltd reported a turnover of £2,682 million, a pre-tax profit of £58 million, shareholders' funds of £709 million and a net worth of £709 million. (Source: riskdisk.com 18.02.2016.)

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 84 Band D (Copy available on website).

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

