

Liverpool

Units A, B, C and D

Rice Lane Retail Park

Walton

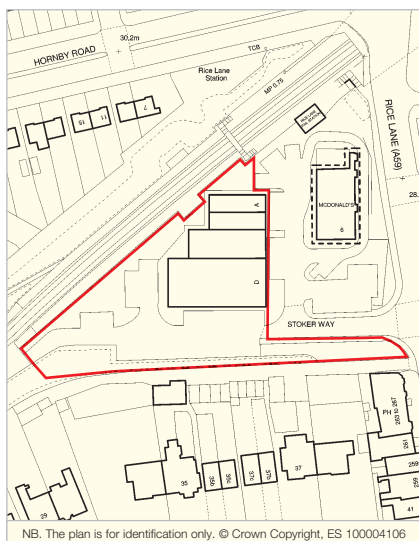
Merseyside

L9 3BY

- **Freehold Retail Investment**
- Comprising a terrace of 4 units totalling 854 sq m (9,194 sq ft)
- Tenants include Farmfoods and Domino's Pizza
- Includes one vacant shop unit
- Two Rent Reviews outstanding
- Total Current Rents Reserved **£69,000 pa**

On the Instructions of Joint Fixed Charge Receivers: Dudley Holme-Turner and Andrew Marsden

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Liverpool is one of the principal cities of the North West and serves a population of some 480,000. The city enjoys good communications being served by the M57, and the M58 and M62 motorways which both provide links to the M6 Motorway some 12 miles to the east. Walton is a busy residential suburb some 4 miles to the north of Liverpool city centre which benefits from access to the A59 and A580 which in turn link to junctions 5 and 7 of the M57 Motorway respectively. The property is situated on the west side of Rice Lane (A59) to the south of the junction with Hornby Road (A5098). The property is adjacent to McDonald's and Rice Lane Rail Station and other occupiers on Rice Lane include Kwik Fit.

Description

The property comprises a terrace of 4 retail units which have the benefit of on-site car parking. The largest Unit, D, is occupied by Farmfoods, whilst Unit B trades as Domino's Pizza, Unit A trades as Chicken World takeaway and Unit C is offered with vacant possession.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (GIA)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
A	J. Antonyswarmy	Gross Frontage	6.25 m (20' 6")	10 years from 25.05.2014 Rent review in 5th year Tenant option to break 23.05.2017 FR & I	£7,000 p.a. (rising on 23.05.2017 to £9,000 p.a)	Rent Review 23.05.2019
		Net Frontage	5.05 m (16' 7")			
		Built Depth	16.95 m (55' 7")			
		Ground Floor	92.4 sq m (995 sq ft)			
B	DP Realty Ltd (1) (t/a Domino's Pizza)	Gross Frontage	6.05 m (19' 10")	15 years from 19.12.2005 Rent review every 5th year FR & I	£14,000 p.a.	Rent Review 25.12.2015 (3)
		Net Frontage	5.40 m (17' 8")			
		Built Depth	16.95 m (55' 7")			
		Ground Floor	97.0 sq m (1,045 sq ft)			
C	Vacant	Gross Frontage	9.25 m (30' 4")	15 years from 24.08.2004 Rent review every 5th year FR & I	£48,000 p.a.	Rent Review 28.04.2014 (3)
		Net Frontage	8.60 m (28' 3")			
		Built Depth	23.45 m (76' 11")			
		Ground Floor (4)	217.8 sq m (2,344 sq ft)			
D	Farmfoods Ltd (2)	Gross Frontage	15.45 m (50' 8")	15 years from 24.08.2004 Rent review every 5th year FR & I	£48,000 p.a.	Rent Review 28.04.2014 (3)
		Net Frontage	13.5 m (44' 4")			
		Shop Depth	24.9 m (81' 8")			
		Built Depth	30.65 m (100' 7")			
		Ground Floor	446.8 sq m (4,810 sq ft)			

- (1) For the year ended 28th December 2014 DP Realty Ltd reported a turnover of £18,140,534, a pre-tax profit of £526,628, shareholders' funds of £1,609,521 and a net worth of £449,547. (Source: riskdisk.com 20.04.2014.) www.dominos.co.uk
- (2) For the year ended 3rd January 2015, Farmfoods Ltd reported a turnover of £811,765,000, a pre-tax profit of £20,810,000 and shareholders' funds and a net worth of £80,748,000. (Source: riskdisk.com 22.04.2016)
- (3) No notice has been served in respect of the two outstanding rent reviews.
- (4) Not inspected by Allsop, areas taken from www.2010.voa.gov.uk

Total £69,000 p.a.

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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