

Liverpool

134/199 (various) Scargreen Avenue & 245/255 (odd) Utting Avenue East Merseyside L11 3BA

- **Virtual Freehold Retail Parade and Residential Investment**
- **Comprises a substantial parade of 26 shops and a vacant two bedroom maisonette in a local shopping neighbourhood**
- **Asset management opportunities**
- **Rent Reviews in 2013**
- **Total Current Gross Rent Reserved**
£120,661 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. Held for a term of 999 years (less 10 days) from 22nd March 1991 at a peppercorn rent.

Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6. The property is located approximately 5 miles to the north-east of the city centre, accessible via the A580 East Lancashire Road. The property forms a major part of a local shopping parade with a number of local traders in the vicinity.



Description

The property comprises a parade of 26 ground floor shops with frontage to Scargreen Avenue and Utting Avenue East together with a self-contained maisonette, which is accessed from Scargreen Avenue. The maisonette comprises three rooms, kitchen and bathroom. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
134 Scargreen Avenue	L Lavin	Ground Floor 42.50 sq m (457 sq ft)	6 years from 01.10.2012. Tenant break option 01.10.2013	£5,200 p.a.	Rent Review 2015
138 Scargreen Avenue	Anfield Citizens Advice Bureau	Ground Floor 99.50 sq m (1,072 sq ft)	1 year from 01.03.1998	£4,333 p.a.	Holding over
144 Scargreen Avenue	E Cook	Ground Floor 183 sq m (1,970 sq ft)	25 years from 09.01.2010	£5,200 p.a.	Rent Review 2015
146 Scargreen Avenue	E Cook	Ground Floor 183 sq m (1,970 sq ft)	25 years from 09.01.2010	£5,200 p.a.	Rent Review 2015
152 Scargreen Avenue	T Thavachandran	Ground Floor 182.00 sq m (1,959 sq ft)	20 years from 04.08.2010	£5,200 p.a.	Rent Review August 2013
154 Scargreen Avenue	T Thavachandran	Ground Floor 182.00 sq m (1,959 sq ft)	20 years from 04.08.2010	£5,200 p.a.	Rent Review August 2013
156 Scargreen Avenue	Vacant	First and Second Floor Maisonette comprising 3 Rooms, Kitchen, Bathroom			
160 Scargreen Avenue	Z N Zhu and P H Cao	Ground Floor 86.00 sq m (926 sq ft)	20 years from 08.01.1998	£5,200 p.a.	Rent Review January 2013
162 Scargreen Avenue	M Yafai	Ground Floor 79.50 sq m (856 sq ft)	27 years from 02.02.2005	£5,200 p.a.	Rent Review May 2013
163 Scargreen Avenue	D Cavanagh	Ground Floor 55.00 sq m (592 sq ft)	6 years from 01.01.2013	£5,200 p.a.	Rent Review 2016
167 Scargreen Avenue	P Dee	Ground Floor 56.50 sq m (608 sq ft)	6 years from 28.12.2008	£5,200 p.a.	Rent Review 2014
168 Scargreen Avenue	Discount Furnishings	Ground Floor 63.00 sq m (678 sq ft)	6 years from 01.07.2012	£5,200 p.a.	Rent Review 2015
170 Scargreen Avenue	M Z Heydari	Ground Floor 51.50 sq m (554 sq ft)	20 years from 01.04.2010	£5,200 p.a.	Rent Review April 2013
173 Scargreen Avenue	P Johnson	Ground Floor 55.00 sq m (592 sq ft)	6 years from 01.04.2011	£5,200 p.a.	Rent Review 2014
175 Scargreen Avenue	P Cooper	Ground Floor 55.50 sq m (597 sq ft)	6 years from 01.01.2013	£5,200 p.a.	Rent Review 2016
181 Scargreen Avenue	T Morrison	Ground Floor 55.50 sq m (597 sq ft)	6 years from 01.10.2012 Tenant break option 01.10.2013	£5,200 p.a.	Reversion 2018
183 Scargreen Avenue	J Farrell	Ground Floor 71.00 sq m (764 sq ft)	6 years from 28.12.2007	£5,200 p.a.	Reversion 2013
189 Scargreen Avenue	S Shead	Ground Floor 55.50 sq m (597 sq ft)	6 years from 28.06.2007	£5,200 p.a.	Reversion 2013
191 Scargreen Avenue	Vacant	Ground Floor (1) 53.00 sq m (570 sq ft)			
197 Scargreen Avenue	Vacant	Ground Floor 118.00 sq m (1,270 sq ft) First Floor Ancillary 65.00 sq m (700 sq ft)			
199 Scargreen Avenue	Vacant	Ground Floor 57.50 sq m (619 sq ft) First Floor Ancillary 93.00 sq m (1,001 sq ft)	6 years from 03.09.2007	£7,128 p.a.	Reversion 2013
245 Utting Avenue East	A Soghanlou	Ground Floor 57.50 sq m (619 sq ft) First Floor Ancillary 93.00 sq m (1,001 sq ft)	6 years from 03.09.2007	£7,128 p.a.	Reversion 2013
247 Utting Avenue East	J Howard	Ground Floor 39.30 sq m (423 sq ft) Store - Not Inspected	6 years from 01.02.2010	£5,200 p.a.	Rent Review February 2013
249 Utting Avenue East	L Perry	Ground Floor 39.50 sq m (425 sq ft)	20 years from 02.06.1997	£5,200 p.a.	Rent Review June 2013
251 Utting Avenue East	S Yang	Ground Floor 45.00 sq m (484 sq ft) First Floor Ancillary 27.50 sq m (296 sq ft)	6 years from 28.03.2008	£5,200 p.a.	Rent Review 2014
253 Utting Avenue East	W R Slater	Ground Floor 39.00 sq m (420 sq ft) First Floor Ancillary 34.00 sq m (366 sq ft)	20 years from 01.05.1992	£5,200 p.a.	Holding over
255 Utting Avenue East	S A Katayef	Ground Floor 57.50 sq m (619 sq ft) First Floor Ancillary 52.00 sq m (558 sq ft)	21 years from 01.01.2008	£5,200 p.a.	Rent Review 2014

(1) Not inspected by Allsop. Floor areas provided by the Vendor.

Total £120,661 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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