

Liverpool

Liverpool Road South Maghull Merseyside L31 7AQ

- Freehold Bank Investment
 - Let to Barclays Bank plc
 - Lease expires 2028 (1)
 - Rent Review 2012
 - Current Rent Reserved
- £26,700 pa**



Tenure
Freehold.

Location

Maghull is a popular commuter town for Liverpool located 10 miles north of Liverpool city centre. Ormskirk is 5 miles to the north. The town lies on the A59 whilst the M57 and M58 motorways are located directly south of the town centre. The property is situated in the centre of the town fronting Liverpool Road South which is the principal retail thoroughfare of the town where branches of Costcutter, William Hill, Swinton and a number of mainly local traders are represented.

Description

The property is arranged on ground floor only to provide a ground floor banking hall with ancillary staff and storage areas. There is an enclosed yard area to the rear of the property.

The property provides the following accommodation and dimensions:

Gross Frontage (inc Splay)	9.52 m	(31' 3")
Shop and Built Depth	17.39 m	(57' 0")
Ground Floor	178.64 sq m	(1,923 sq ft)
(including Strong Room)		

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 18th January 2008 at a current rent of £26,700 per annum, exclusive of rates, subject to rent reviews in September 2012 and every fifth year of the term thereafter.

The lease contains full repairing and insuring covenants subject to a schedule of condition. The lease also contains a lessee's option to determine at the end of the 15th year.

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2010, Barclays Bank plc reported a turnover of £41.228bn, a pre-tax profit of £6.079bn and a net worth of £50.477bn. (Source: riskdisk.com 27.05.2011)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Monday 3rd October by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 39 Liverpool**.

