



Tenure
Freehold.

Location
Crosby, with a population of some 52,000, is a commuter town in the Sefton borough of Liverpool, located 8 miles (10 km) north of Liverpool city centre and 14 miles (23 km) south of Southport. Crosby benefits from strong communication links, with the A5027 linking the town to both the M57 and M58 motorways. By rail, Blundellsands & Crosby Station is a short walk away, providing access to the regional rail network. The journey to Liverpool centre is less than 20 minutes, where regular rail services link to London Euston with a fastest journey time of approximately 2 hours and 20 minutes.

The property is situated on the pedestrianised sections of Liverpool Road and Moor Lane, the main retailing pitch. The town is anchored by a large Sainsbury's at the northern end of Liverpool Road, which is close to the location of the subject property. There is a public car park for 120 spaces to the rear. Other notable occupiers include Boots, Farmfoods, Home Bargains, Superdrug, Timpson, Greggs and Costa.

Description

The property is arranged on ground and one upper floor to provide a well configured double fronted retail bank and the adjoining wine bar.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 7th October. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 180 Crosby**.

Crosby 16/22 (even) Liverpool Road Merseyside L23 2UE

- **Well Located Freehold Bank & Leisure Investment**
- Located on the pedestrianised section of Liverpool Road
- Adjacent to the town's 120 space car park located to the rear
- The property comprises a modern double-fronted retail bank and adjoining wine bar (total 4,983 sq ft)
- Majority let to Barclays Bank plc expiring 28th February 2022 (no breaks)

• Rent Reviews 2017

• Total Current Rents Reserved

£79,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



No.	Present Lessee	Accommodation (Floor areas provided by the Seller)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16	N and T Crosby Ltd (t/a Tides Bar) (1)	Ground Floor Sales 68.00 sq m (732 sq ft)	15 years from 03.04.2012 expiring 02.04.2027 Rent review every 5th year FR & I	£14,500 p.a.	Rent Review 2017
16/22	Barclays Bank plc (2)	Ground Floor Sales 186.40 sq m (2,006 sq ft) First Floor Ancillary (3) 208.60 sq m (2,245 sq ft) Subtotal 395.00 sq m (4,251 sq ft)	30 years from 01.03.1992 expiring 28.02.2022 (no breaks) Rent review every 5th year FR & I	£65,000 p.a.	Rent Review 2017
		Total 463 sq m (4,983 sq ft)	Total £79,500 p.a.		

(1) Guarantee provided by the Directors, John Terence Lundy and Nina Thompson for 5 years expiring 2nd April 2017.

(2) Barclays Bank plc was founded in 1960 in London and has grown to become the UK's second largest bank. The company currently operates from over 50 countries and has circa 50 million customers worldwide.

For the year ended 31st December 2014, Barclays Bank plc reported a nil turnover, a pre-tax profit of £2.309bn and a net worth of £55.576bn.

(Source: riskdisk.com 21.09.2015)

(3) The first floor offices are specified in the lease as 2,635 sq ft for the purposes of the rent review assumption.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Andrew Williams, Hill Dickinson. Tel: 0151 600 8000 e-mail: andrew.williams@hilldickinson.com

Joint Auctioneer Bradley Maher, Prime Retail Property. Tel: 0207 016 5348 e-mail: bradley.maher@primeretailproperty.com