

Garston

30/32 St Mary's Road Liverpool L19 2JD

- Freehold Betting Office Investment
- Let to William Hill Organisation Ltd
- Lease expires 2021 (1)
- No VAT applicable
- Situated close to a number of public houses and retailers

Tenure
Freehold.

Location
Liverpool is one of the principal cities of the north-west with a population in excess of 445,000. The city benefits from excellent air, road and rail connections. Manchester is only 30 miles away and links to the national motorway network including the M57, M58 linking to the M6. Garston is located about 2½ miles south of the city centre on the A561 which links Liverpool with Widnes to the east. The property is situated on St Mary's Road adjacent to The George public house, and other occupiers close by include The Mariners Public House (opposite), Card Factory and a number of retail occupiers.

Description
The property is arranged to provide a ground floor betting office with first floor accommodation that has been blocked off.

Current Rent Reserved £7,400 pa

The property provides the following accommodation and dimensions:

Gross Frontage	8.80 m	(28' 10")
Net Frontage	8.20 m	(26' 11")
Shop Depth	12.10 m	(39' 8")
Built Depth	15.70 m	(51' 6")

First Floor – blocked off

Tenancy
The entire property is at present let to William Hill Organisation Ltd for a term of 15 years from 1st August 2006 at a current rent of £7,400 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to break at the end of the 10th year (1). There was a tenant's break at the end of the 5th year which was not exercised.

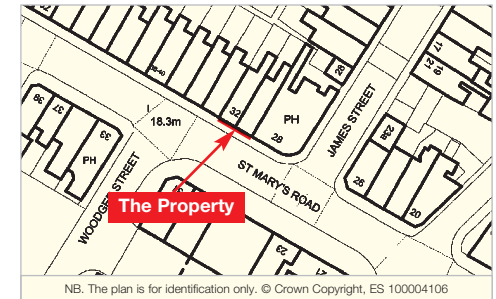
Tenant Information
William Hill was founded in 1934 and is the UK's largest bookmaker with over 2,390 licenced betting shops and employing more than 17,000 (www.williamhillplc.com). For the year ended 1st January 2013, William Hill Organisation Ltd reported a turnover of £15.78bn, a pre-tax profit of £301m, shareholders' funds of £105.55m and a net worth of –£726,942. (Source: riskdisk.com 09.09.2013)

VAT
VAT is not 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.

Seller's Solicitor
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Tel: (01295) 204036.
E-mail: nmuir@se-law.co.uk



Macclesfield

112 Mill Street Cheshire SK11 6NR

- Freehold Shop and Residential Investment
- Town centre location
- Rent Review 2017

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location
Macclesfield is a market town within the Unitary Authority of Cheshire East, with a population of 52,000. The property is situated within the town centre on the east side of Mill Street, south of the pedestrianised section and opposite the junction with Duke Street. This part of Mill Street is a popular location for restaurants, cafés, pubs and bars and the property is situated opposite Revolution Bar.

Description
The property is arranged on ground and two upper floors. The ground floor provides a takeaway fast food shop whilst the upper floors comprise a self-contained maisonette with access from the front.

Total Current Rents Reserved £19,960 pa

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 231 Band G
Flat EPC Rating 40 Band D
(Copies available on website).

Seller's Solicitor
John H Sidebotham, Nightingales Solicitors.
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E-mail: jsidebotham@nightingalesolicitors.co.uk



No.	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Shop	Nazam Ali t/a Cheshire Fast Food	Gross Frontage (inc entry to maisonette) 4.4 m (14' 4") Net Frontage 3.0 m (9' 10") Shop Depth 9.43 m (30' 11")	15 years from 24.04.2007 Rent review every 5 years. FR & I	£14,560 p.a.	Rent Review 2017
Maisonette	Individuals	First & Second Floor Maisonette comprising Three Rooms, Bathroom & Kitchen (1)	Assured Shorthold Tenancy for 12 months from 01.10.2012	£5,400 p.a. (annualised)	

(1) The maisonette was not inspected by Allsop. Accommodation provided by the Vendor.

Total £19,960 p.a.