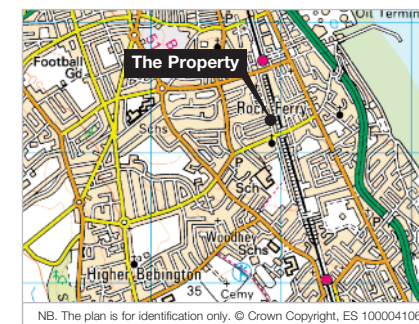


Birkenhead

**86 Highfield Road
Rockferry
Merseyside
CH42 2DA**

- **Freehold Shop and Residential Investment**
- Comprises convenience store and two flats above
- One flat presently vacant
- Densely populated residential area
- No VAT applicable
- Shop Rent Review 2018
- Total Current Rents Reserved
£18,800 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Birkenhead is the principal town on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool. Access to the city is via the A41 (Mersey Tunnel) which in turn links to the M53 (Junction 5) to the south, whilst the A553 links to the M53 (Junction 3) about 2 miles to the west. The property is situated in a mainly residential area, just south of Rock Ferry Railway Station.

Description

The property is arranged on ground and two upper floors to provide a convenience store with parking outside and two flats above. The flats benefit from a self-contained car park and entrance from Highfield Grove.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
	Martin McColl Ltd (1)	Ground Floor Basement Total	169.0 sq m 41.8 sq m 210.3 sq m	(1,819 sq ft) (450 sq ft) (2,269 sq ft)	10 years from 25.09.2013 Rent review in the 5th year FR & I
Flat 1	Vacant	First Floor – 3 Rooms, Kitchen and Bathroom		£14,000 p.a.	Rent Review 2018
Flat 2	Two Individuals	Second Floor – 3 Rooms, Kitchen and Bathroom	AST for 6 months from 12.09.2013	£4,800 p.a. annualised	Holding over

(1) Website Address: www.martinmccoll.co.uk

For the year ended 23rd November 2013, Martin McColl Limited reported a turnover of £428.1m, a pre-tax profit of £26.618m and a net worth of £143.673 million. (Source: riskdisk.com 14.01.2015.)

Total £18,800 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

Seller's Solicitor Z Prager Esq, Fladgate. Tel: 0203 036 7316 e-mail: zprager@fladgate.com