

Liverpool

Sherborne Square Shopping Centre

Huyton

Merseyside

L36 9UR

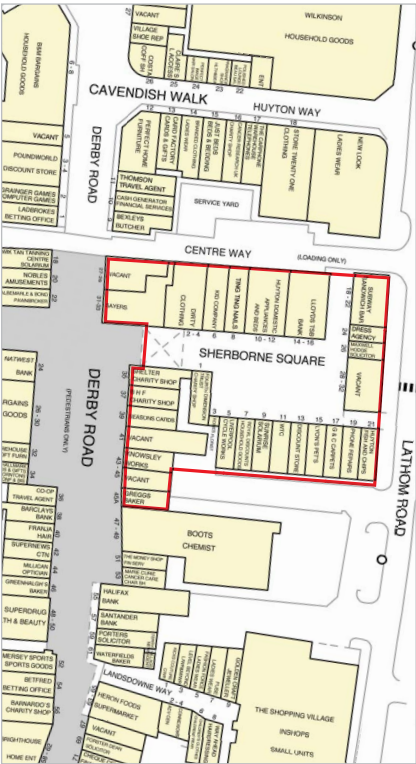
- **Freehold Town Centre Shopping Centre Investment**
- Pedestrianised location
- Lessees include Lloyds TSB Bank plc, Subway Realty Ltd, Sayers the Bakers and Greggs plc
- Active management opportunities
- VAT is not applicable
- Total Current Rents Reserved

£390,875.67 pa

New Leases Under Negotiation

On the Instructions of Peter Welborn and Elaine Touke acting in their capacity as LPA Receivers

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

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, 4 miles from Liverpool city centre. Huyton is a busy suburb of Liverpool located some 7 miles east of the city centre. The town benefits from close proximity to the intersection of the M62 and M57 motorways providing easy access to Liverpool to the west and Manchester to the east. The property is located in town centre on the east side of pedestrianised Derby Road and is bounded by Centre Way and Lathom Road. Occupiers on Derby Road include Boots the Chemist, Halifax, Santander, Superdrug, Co-Op Travel, Natwest Bank and Albermarle and Bond amongst others. To the rear on Lathom Road is an Asda Supermarket.

Description

The property comprises a shopping centre arranged around a central pedestrianised precinct. The property is arranged on ground, first and part second floors. The majority of the property provides ground floor retail units with ancillary and office accommodation above. Shops 18-22, 24 and 28-32 benefit from frontages to both Sherborne Square and Lathom Road.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

There will be an accompanied viewing on Monday 25th June and Monday 2nd July. If you wish to attend you will need to notify us by the previous Thursday by e-mail to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 98 Huyton**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	The Fourth Dimension Trust	Gross Frontage	5.45 m	(17' 10")	Commencing 29.08.07, expiring 28.08.17	£18,000 p.a.	Rent Review 2012
		Shop Depth	13.65 m	(44' 9")	Rent review at the 5th year		
		Built Depth	15.55 m	(51')	IR & I		
		First Floor	68.50 sq m	(737 sq ft)			
2 & 4	Alive & Dirty Limited (Dirty Clothing)	Gross Frontage	12.45 m	(40' 10")	25 years from 21.08.09	£45,000 p.a.	Rent Review 2014
		Shop Depth	14.50 m	(47' 7")	Rent review every 5th year		
		Built Depth	19.30 m	(63' 4")	IR (insurance included in the rent)		
		First Floor	250 sq m	(2,691 sq ft)			
Bridge	Alive & Dirty Limited	First Floor	153 sq m	(1,646 sq ft)	5 years from 21.08.09 IR (insurance included in the rent)	£2,000 p.a.	Reversion 2014
3	J Dooley (Roses Florist)	Gross Frontage	3.25 m	(10' 8")	10 years from 29.09.07 expiring 28.09.17	£6,800 p.a.	Rent Review 2012
		Shop and Built Depth	2.80 m	(9' 2")	Rent review at the 5th year IR (insurance included in the rent)		
5	G Snow (Liverpool Cycle World) (£500 Rent Deposit)	Gross Frontage	5.30 m	(17' 5")	Commencing 01.05.12 expiring 28.09.14 (1)	£7,000 p.a.	Reversion 2014
		Shop and Built Depth	15.00 m	(49' 3")	3 month mutual rolling break option IR (insurance included in the rent)		
		First Floor	43 sq m	(462 sq ft)			
6	N T Manning (Kid Company) (£500 Rent Deposit)	Gross Frontage	5.95 m	(19' 6")	Commencing 14.10.11, expiring 28.09.14 (1)	£8,000 p.a.	Reversion 2014
		Shop Depth	17.60 m	(57' 9")	3 month mutual rolling break option		
		Built Depth	19.40 m	(63' 8")	IR (insurance included in the rent)		
		First Floor	103 sq m	(1,108 sq ft)			
7	E Olivier (Royal Discounts)	Gross Frontage	5.30 m	(17' 5")	Commencing 12.09.11, expiring 11.09.13 (1)	£5,200 p.a.	Reversion 2014
		Shop and Built Depth	15.15 m	(49' 8")	6 month mutual rolling break option IR (insurance included in the rent)		
		First Floor	46.50 sq m	(500 sq ft)			
8	Chen Pang Hor (Ting Ting Nails) (£500 Rent deposit)	Gross Frontage	6.15 m	(20' 2")	Commencing 14.06.12, expiring 28.09.15 (1)	£7,000 p.a.	Reversion 2015
		Shop Depth	17.50 m	(57' 5")	3 month mutual rolling break option		
		Built Depth	19.10 m	(62' 8")	IR (insurance included in the rent)		
		First Floor	100 sq m	(1,076 sq ft)			
9	Sunrise Huyton Limited (Sunbed Sunrise)	Gross Frontage	5.30 m	(17' 5")	Commencing 26.09.11, expiring 28.09.14 (1)	£7,800 p.a.	Reversion 2014
		Shop and Built Depth	15.00 m	(49' 3")	6 month rolling break option after 18.09.12 mutual IR (insurance included in the rent)		
		First Floor	46.50 sq m	(500 sq ft)			
10-12	Walsh & Harper (Huyton Domestic Appliances and Bed Company) (£750 Rent Deposit)	Gross Frontage	12.10 m	(39' 8")	3 years from 7.02.12 expiring 28.02.15 (1)	£11,000 p.a.	Reversion 2015
		Shop Depth	17.60 m	(57' 9")	6 month mutual break option after 07.02.13		
		Built Depth	19.40 m	(63' 8")	IR (insurance included in the rent)		
		First Floor	220 sq m	(2,368 sq ft)			
11	Widnes Trading Company Limited (Mr Singh)	Gross Frontage	5.30 m	(17' 5")	Commencing 19.07.12 expiring 19.07.13 (1)	£4,784 p.a.	Reversion 2013
		Shop and Built Depth	15.00 m	(49' 3")	3 month mutual rolling break option		
		First Floor	46.50 sq m	(500 sq ft)	IR (insurance included in the rent)		
13	K J Baker (Discount Store) (£500 Rent deposit)	Gross Frontage	5.30 m	(17' 5")	Commencing 26.09.11, expiring 29.09.14 (1)	£6,000 p.a.	Reversion 2014
		Shop and Built Depth	15.00 m	(49' 3")	3 month mutual rolling break option		
		First Floor	46.50 sq m	(500 sq ft)	IR (insurance included in the rent)		
14 – 16	Lloyds TSB Bank plc	Gross Frontage	12.20 m	(40')	Commencing 25.03.86, expiring 18.06.12	£46,000 p.a.	Holding over (2)
		Shop and Built Depth	19.40 m	(63' 8")	Rent review every 5th year		
		First Floor	190 sq m	(2,045 sq ft)	FR & I		
15	J Cookson (Lyons Pets) (£500 Rent deposit)	Gross Frontage	5.30 m	(17' 5")	Commencing 26.09.11, expiring 29.09.14 (1)	£6,000 p.a.	Reversion 2014
		Shop and Built Depth	15.00 m	(49' 3")	3 month mutual rolling break option		
		First Floor	46.50 sq m	(500 sq ft)	IR (insurance included in the rent)		
17	G Williams (G&C Carpets) (£500 Rent Deposit)	Gross Frontage	5.15 m	(16' 10")	Commencing 10.01.12 expiring 28.09.14 (1)	£6,000 p.a.	Reversion 2014
		Shop and Built Depth	15.00 m	(49' 3")	3 month mutual rolling break option		
		First Floor	46.50 sq m	(500 sq ft)	IR (insurance included in the rent)		

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 C Bartlett Esq, Burges Salmon LLP. Tel: 0117 902 7234 e-mail: christopher.bartlett@burgess-salmon.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18-22	Subway Realty Limited	Gross Frontage 10.90 m (35' 9") Shop Depth 9.50 m (31' 2") Built Depth 15.00 m (49' 3")	15 years from 01.10.07 Rent review every 5th year Six month rolling development break from 15.10.09 with tenant compensation IR & I	£24,000 p.a.	Rent Review 2012
18A & 18B	Vacant	First Floor Office 14.5 sq m (156 sq ft) Second Floor Office 40 sq m (430 sq ft)			
19	W H Worthington (Mobile Phone & Computer Repairs) (£500 Rent Deposit)	Gross Frontage 5.40 m (17' 8") Shop and Built Depth 15.15 m (49' 8")	Commencing 14.10.11, expiring 29.09.14 (1) 3 month mutual rolling break option IR (insurance included in the rent)	£4,500 p.a.	Reversion 2014
20A & 20B	Vacant	First Floor Office 14.5 sq m (156 sq ft) Second Floor Office 40 sq m (430 sq ft)			
21	M Tsang (Huyton Village Fish & Chips)	Gross Frontage 5.45 m (17' 10") Shop and Built Depth 15.15 m (49' 8")	Commencing 01.09.11, expiring 31.08.21 (1) Rent review 24.03.15 Tenant option to break at 5th year. Landlord's option to break on 6 months' notice up to December 2014 IR & I	£16,000 p.a.	Rent Review 2015
24	N Whiston (Dress Agency) (£500 Rent deposit)	Gross Frontage 5.10 m (16' 9") Shop and Built Depth 10.60 m (34' 9") First Floor 88.50 sq m (952 sq ft)	Commencing 01.11.11, expiring 28.04.14 (1) 3 month mutual rolling break option IR (insurance included in the rent)	£4,000 p.a.	Reversion 2014
26, 22A, 24A & 26A	M B Unsworth (Maxwell Hodge Solicitors)	Gross Frontage 5.05 m (16' 7") Shop and Built Depth 10.65 m (34' 11") First Floor Offices 64 sq m (688 sq ft) Second Floor Offices 128 sq m (1,377 sq ft)	7 years from 25.03.12 (1) 9 month mutual rolling mutual break after 25.03.13 FR & I	£7,291.67 p.a Rising on 25.03.13 to £12,500 p.a.	Reversion 2019
25A Suite 1 & 2	Vacant	Second Floor (4) 163.30 sq m (1,758 sq ft)			
25A Suite 4	Under offer to Knowsley Borough Council at £2,500 (3)	Second Floor (4) 37.10 sq m (400 sq ft)			
25A Suite 3	M Fogg (£250 Rent Deposit)	Second Floor (4) 30.40 sq m (328 sq ft)	Commencing 01.02.12, expiring 28.09.14 3 month mutual rolling break option IR (insurance included in the rent)	£2,500 p.a.	Reversion 2014
27-29	Vacant	Gross Frontage 9.90 m (32' 6") Shop and Built Depth 11.82 m (38' 9") First Floor 135 sq m (1,453 sq ft)			
28-32, 28A-36A	Vacant (5)	Gross Frontage 15.35 m (50' 4") Shop and Built Depth 10.65 m (34' 11") First Floor Offices 262 sq m (2,821 sq ft) Second Floor Offices 291 sq m (3,132 sq ft)			
31-33	Sayers the Bakers (Pound Bakery and Café)	Gross Frontage 10.00 m (32' 1") Shop and Built Depth 18.00 m (59' 1") First Floor 58.50 sq m (629 sq ft)	10 years from 25.12.11 Rent review at 5th year Tenant's option to break 24.12.16 on 6 months' notice FR & I	£52,500 p.a. (On 22.07.12 Rising from £26,250 p.a.)	Rent Review 2016
35	Shelter the National Campaign for Homeless People Limited	Gross Frontage 6.35 m (28' 10") Shop and Built Depth 18.90 m (62') First Floor 78.50 sq m (845 sq ft)	9 years from 11.06.10 Tenant option to break and rent reviews on 11.06.14 and 11.06.16 on 3 months' notice IR & I	£20,000 p.a. Effectively rising on 11.06.13 to £25,000 p.a.(6)	Rent Review 2014
37	British Heart Foundation	Gross Frontage 6.00 m (19' 8") Shop and Built Depth 15.00 m (49' 3") First Floor 78 sq m (839 sq ft)	5 years from 25.03.12 IR & I	£23,000 p.a.	Reversion 2017
39	Under offer to Day-Zee Cards at £27,500 p.a. (7)	Gross Frontage 6.10 m (20') Shop Depth 13.20 m (43' 4") Built Depth 14.80 m (48' 7") First Floor 83 sq m (893 sq ft)			

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
41	Vacant Under offer to Age Concern UK, £13,750 p.a. rising to £27,500 p.a. (8)	Gross Frontage 6.10 m (20') Shop Depth 22.40 m (73' 6") Built Depth 24.00 m (78' 9") First Floor 129 sq m (1,388 sq ft)			
43	Knowsley Borough Council	Gross Frontage 6.00 m (19' 8") Shop Depth 14.00 m (45' 11") Built Depth 14.90 m (48' 10") First Floor 81.50 sq m (877 sq ft)	3 years from 06.09.11 6 month mutual rolling break option after first 6 months of the lease IR & I	£20,000 p.a.	Reversion 2014
45	Vacant Under offer to Cash Converters, rent rising to £25,000 p.a. (9)	Gross Frontage 6.20 m (20' 4") Shop Depth 13.25 m (43' 6") Built Depth 15.00 m (49' 3") First Floor 83 sq m (893 sq ft)			
45A	Greggs plc	Gross Frontage 5.40 m (17' 5") Shop Depth (avg) 18.42 m (60' 5") Built Depth 19.50 m (63' 11")	25 years from 29.09.89 Rent review every 5th year FR & I	£30,500 p.a.	Reversion 2014

- (1) The lease is excluded from the security of tenant provisions of the Landlord and Tenant Act 1954.
(2) Units 14-16, Lloyds TSB Bank plc have served S26 notice requesting a new lease. Negotiations are in progress.
(3) Unit 25A Suite 4 provides the security control centre for Huyton town centre and terms agreed for a lease at £2,500 p.a., subject to contract.
(4) Units 25A Suites 1-4 areas supplied by Managing Agent.
(5) Unit 28-32, 28A-36B fire/water damaged offices.
(6) Unit 35 the rent in the lease is £35,000 p.a., but a deed reduces it to £20,000 p.a. for the first 3 years and £25,000 p.a. in the 4th year.
(7) Unit 39 tenant in receivership, terms agreed for a new lease to shop manager, t/a Day-Zee Cards, 7 year term, break 2015, £27,500 p.a IR & I., subject to contract.
(8) Unit 41, terms agreed for a new 10 year lease to Age Concern UK at £13,750 p.a. for first 10 months then £27,500 p.a. Tenant break and rent review at 5th year, subject to contract.
(9) Unit 45, terms agreed for a new 15 year lease to Cash Converters at £25,000 p.a., 3 months rent free then 6 months 1/2 rent, tenant only break at the 10th year, subject to contract.

Total £390,875.67 p.a.

