

# Wallasey

## 15-17 Liscard Village

### Merseyside

#### CH45 4JG

- **Modern Freehold Convenience Store Investment**
- Let to Tesco Stores Limited
- Lease expires 2024 (no breaks)
- On-site parking for 10 cars
- Rent Review 2019 linked to RPI, capped and collared at 1% and 4%
- Current Rent Reserved

**£65,182 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

### Location

Wallasey, with a population of some 60,000, is located at the northern end of the Wirral Peninsula, 3 miles north of Birkenhead, and forms part of the Merseyside Conurbation. The M53 begins at the town's edge and access to Central Liverpool is provided by the Kingsway Tunnel.

The property is situated on the west side of Liscard Village a short distance to the north of the main retailing thoroughfare on Liscard Way. There is a public car park directly opposite the property. Occupiers close by include Santander Bank, The Post Office, Barclays Bank, Boots Pharmacy, Domino's and Age UK.

### Description

The property is arranged on ground and part first floor to provide a large open plan sales area with a small storage area to the rear with a first floor above which comprises staff toilets, rest room and a manager's office. The store benefits from on-site parking for 10 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	25.15 m	(82' 6")
Net Frontage	23.60 m	(77' 5")
Shop Depth	12.25 m	(40' 2")
Built Depth	22.50 m	(73' 9")
Ground Floor Sales	293.50 sq m	(3,159 sq ft)
Ground Floor Ancillary	169.90 sq m	(1,829 sq ft)

First Floor Ancillary	39.10 sq m	(421 sq ft)
Total	502.50 sq m	(5,409 sq ft)

### Tenancy

The entire property is at present let to TESCO STORES LIMITED for a term of 15 years from 27th February 2009 at a current rent of £65,182 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI, capped and collared at 1% and 4%, and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 3,300.

Website Address: [www.tesco.com](http://www.tesco.com)

For the year ended 23rd February 2013, Tesco Stores Limited reported a turnover of £42.662bn, a pre-tax profit of £921m, shareholders' funds of £3.255bn and a net worth of £3.113bn. (Source: riskdisk.com 19.08.2014.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 71 Band C (Copy available on website).



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

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