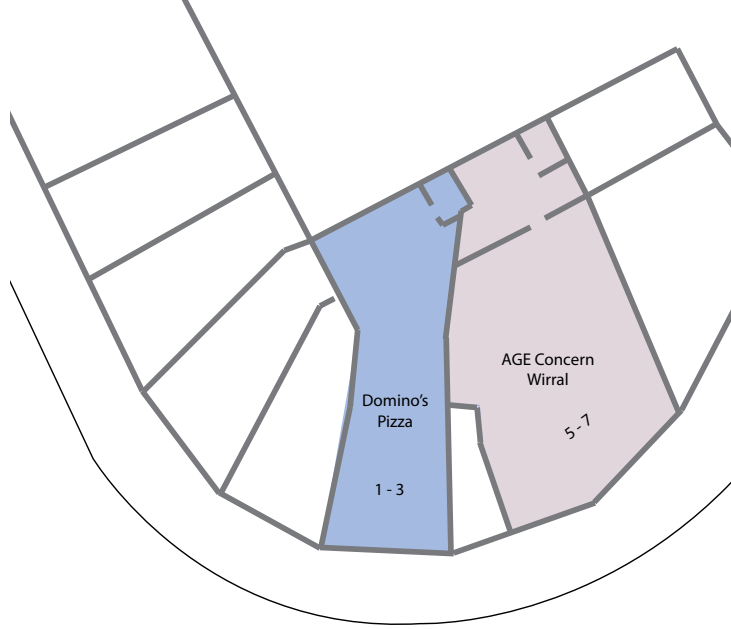


**1-3 & 5-7 Liscard Village
Wallasey, Merseyside
CH45 4JG**



Investment

**2 x Retail Units Let to Excellent Covenants
producing £30,250 per annum
Available individually or together**



LOCATION
The property is located on a highly prominent main road location across the road from Liscard's main shopping area the Cherry Tree Centre.

LEASE DETAILS
The property is let on two leases. See details below.

DESCRIPTION
The property comprises part of a former cinema that has been sub-divided and now accommodates shops and upper floor accommodation sold separately.

The property comprises 2 ground floor retail units.

EPC
A commercial EPC has been commissioned.

PROPOSAL
We are instructed to seek offers for the long leasehold interest in the property in the region of £450,000.



ACCOMMODATION
The approximate gross internal areas are as follows:-

Description	Size	Tenure
1-3 Liscard Village DP Realty Ltd (Domino's Pizza)	1,250 sq ft	20 year Lease from 21 June 2012 at a rent of £15,000 per annum to DP Realty Ltd. 5 yearly rent reviews, tenant break at 21 June 2023.
5-7 Liscard Village Age Uk Wirral	1,600 sq ft	5 year lease 5 from 13 December 2018 to Age Concern Wirral.

TENANT INFORMATION
DP Realty Ltd are the property leasing company that rents the majority of Domino's outlets in the UK. As such they represent a very good covenant.

DP Realty Limited is an active company incorporated on 15 December 1993 with the registered office located in Milton Keynes, Buckinghamshire. DP Realty Limited has been running for 25 years 5 months. There are currently 4 active directors and 1 active secretary according to the latest confirmation statement submitted on 5th September 2018. 50 to 250 employees or turnover between £10 to £50 million

TENURE
Long Leasehold.

The purchaser will acquire the long leasehold interest in the property based on a 125 year round lease.

VAT
VAT is payable on the purchase price.

LEGAL COSTS
Each party to pay their own legal costs.

Age UK Wirral was founded in 1948 in a small office in Hamilton Square. They now have 170 dedicated staff and over 700 volunteers helping us to deliver services and activities for older people on the Wirral.

Registered charity number 1034510. Company number 2894067. VAT registration number 625275833.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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