

Wirral Point
Claughton Road
Birkenhead Merseyside CH41 6EY



Investment

FREEHOLD FOR SALE - Multi Let Commercial
producing £91,000 per annum on FRI Terms



LOCATION

The property is situated within the main shopping area of Birkenhead on the Northely side of Cloughton Road opposite Asda Supermarket and the large public multi storey car park.

frontage which creates an imposing addition to the high street with car parking to the front and side of the building.

EPC

Commercial EPCs are available on request..

LEASE DETAILS

The property is fully let to 5 individual tenants listed below. All are on full repairing leases with time remaining on each lease.

PROPOSAL

We are instructed to seek offers in excess of £1,300,000 which represents a gross yield of approx 7%

DESCRIPTION

The property being sold comprises a freehold commercial building that has been designed for multiple occupation. The modern building has a fully glazed

FURTHER INFORMATION

Contact Roy Backhouse

EMAIL roy@roybackhouse.co.uk

MOBILE 07595 219766

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TENANT INFORMATION

Tenant	Rent	Tenure
Dominos Pizza (DP Realty Ltd)	£15,000 pax	20 year FRI Lease from 20 April 2012
Age UK/ Citizens Advice	£15,000 pax	10 year FRI Lease from 1 April 2012
Bogans Carpets	£30,000 pax	10 year FRI Lease from 1 April 2012
Owen Drew Luxury Candles	£16,000 pax	5 year FRI Lease from 1 July 2019
Wespa	£15,000 pax	5 year FRI Lease from 1 May 2017

TENURE

We are advised that the property is held freehold.

VAT

VAT is payable on the purchase price, however it is anticipated that the sale will qualify as a TOGC transaction.

LEGAL COSTS

Each party to pay their own legal costs.

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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Commercial Property Consultants

0151 541 2200
www.roybackhouse.com

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exterior