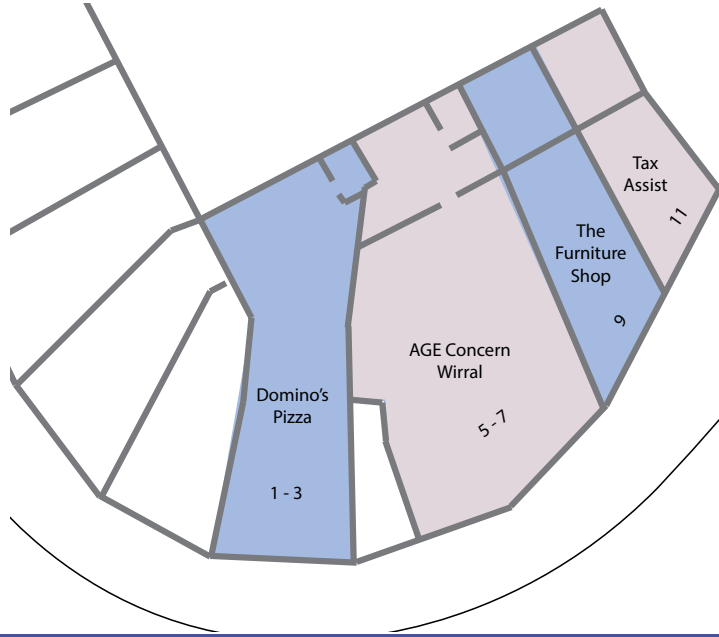


**1-11 Liscard Village
Wallasey, Merseyside
CH45 4JG**



£45,850 per annum Income
2 x Retail Units Let to Excellent Covenants
plus 1st Floor Vacant accommodation producing £30,250 pax
Development/Investment Opportunity



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.

TENURE

Freehold.

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 £550,000.

This represents 8.33% gross yield with development opportunity to further enhance income.

VAT

VAT is payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs.



ACCOMMODATION

The approximate gross internal areas are as follows:-

Description	Size	Rent/Tenure
1-3 Liscard Village DP Realty Ltd (Domino's Pizza)	1,250 sq ft	£15,000 per annum to DP Realty Ltd. 20 year Lease from 21 June 2012 5 yearly rent reviews, tenant break at 21 June 2023.
5-7 Liscard Village Age Uk Wirral	1,600 sq ft	£15,250 pa. 5 year lease from 13 December 2018 to Age Concern Wirral.
9 Liscard Village The Furniture Shop	780 sq ft	£7,800 pa on a six month rolling licence
9 Liscard Village - Tax Assist Accountants	670 sq ft	£7,800 pa on a 3 year lease from 12 February 2019
First Floor	4,100 sq ft	Vacant

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

Tax Assist and Furniture Shop are local covenants.

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.

FURTHER INFORMATION

Contact Roy Backhouse

EMAIL roy@roybackhouse.co.uk

MOBILE 07595 219766

roybackhouse&co
Commercial Property Consultants

www.roybackhouse.com

0151 541 2200
www.roybackhouse.com