

Wirral Point
132 Claughton Road
Birkenhead Merseyside CH41 6EY



Investment

FREEHOLD FOR SALE - Multi Let Commercial
producing £104,500 per annum



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.

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.

DESCRIPTION

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

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..

PROPOSAL

We are instructed to seek offers in excess of £1,250,000 which represents a gross yield of approx 8.3%

FURTHER INFORMATION

Contact Roy Backhouse

EMAIL roy@roybackhouse.co.uk

MOBILE 07595 219766

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TENANT INFORMATION

| Unit | Tenant | Lease Expiry | Size | Rent |
|---------------|--------------------------|-----------------|-------------|-----------------------|
| Unit 1 Ground | Bogans Carpets Limited | 7th August 2028 | 4,800 sq ft | £39,000 pax £8.12 psf |
| Unit 2 Ground | Kiwi Beverages Ltd | 1st March 2027 | 2,374 sq ft | £18,000 pax £7.58 psf |
| Unit 3 Ground | DP Realty Ltd (Domino's) | 19th April 2032 | 2,400 sq ft | £15,000 pax £6.25 psf |
| Unit 4 First | ASAV Fitness Ltd | 1st March 2027 | 2,700 sq ft | £16,000 pax £5.92 psf |
| Unit 5 First | Life Schools Ltd | 1st March 2027 | 2,600 sq ft | £16,500 pax £6.35 psf |
| | | | | £104,500 pax |

TENURE

We are advised that the propert is held

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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