

LOT  
**31**

**290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF**

**RETAIL INVESTMENT**

Guide Price **£320,000+**



**A freehold retail investment currently let producing £39,500 per annum. The premises comprise three individually let retail units arranged over ground and first floors.**

**Situated**

The property is situated within Moreton town centre approximately 3 miles north west of Birkenhead and 10 miles east of Liverpool. Many local and national retailers are close by.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO.	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION	NOTES
290	Funtimes (NW) Ltd	Ground Floor – 115m <sup>2</sup> (1238sq ft) First Floor – 103m <sup>2</sup> (1108sq ft)	10 years from 1st February 2008. 5 yearly reviews. FR & I	£14,000pa	1st February 2013	The tenant has a break clause on 1st February 2013
290	Sue Ryder	Ground Floor – 103m <sup>2</sup> (1108sq ft) First Floor Storage – 90.5m <sup>2</sup>	10 years from 24th February 2012. FR & I	£13,000pa	24th February 2017	The tenant has a break clause on 24th February 2017
290	Wirral Holistic Care Services	Ground Floor – 98m <sup>2</sup> (1059sq ft) First Floor Storage – 80.9m <sup>2</sup> (870sq ft)	5 years from 5th October 2009. FR & I	£12,500pa	5th October 2014	
Total				£39,500pa		
<b>Current Rent Reserved</b>				<b>£39,500pa</b>		