

LOT  
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**4-6 Liscard Way, Wallasey, Merseyside CH44 5TP**  
RETAIL INVESTMENT

Guide Price **£385,000+**



**A freehold retail investment currently producing £48,800 per annum. The property is arranged on ground, first and second floors with the ground floor tenants being Bet Fred and HSBC. The upper floors are occupied and trade as an Art Gallery.**

**Situated**

The premises are situated on Liscard Way within Wallasey town centre approximately 6 miles north west of Birkenhead and 9 miles west of Liverpool city centre.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
4	HSBC Bank plc	154m <sup>2</sup> (1,662sq ft)	10 years from 12th July 2010 5 yearly rent reviews FR & I	£21,000pa	12th July 2015	The tenant has an option to break on the third anniversary of the term.
6	Done Brothers (Cash Betting) Limited	Ground Floor 196m <sup>2</sup> (2,109sq ft)	15 years from 30th August 2007 5 yearly rent reviews FR & I	£27,500pa	30th August 2012	
6	Score Outdoor (Northwest) Limited	Advertising Hoarding	3 years from 1st October 1996 (Holding over)	£300pa		
4/6	Mr & Mrs Brown	First and second floor offices First floor accessible Second floor access removed	3 years from 13th April 2011 IR & I lease	£1.00pa		This lease is contracted out of the Landlord and Tenant Act 1954
Total				£48,801pa		
<b>Current Rent Reserved</b>				<b>£48,801pa</b>		