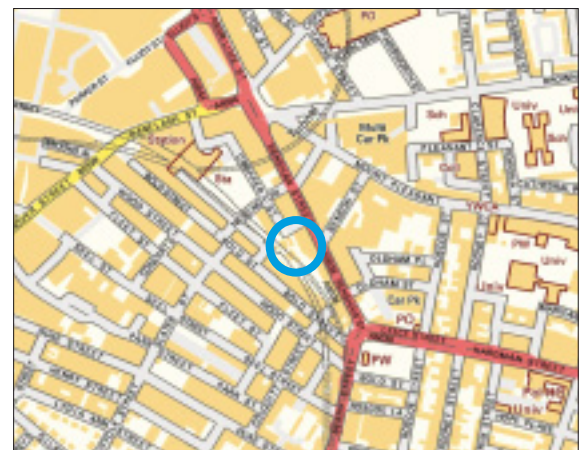




A commercial investment property comprising of 5 ground floor units producing in excess of £53,800 per annum (13% yield). The units are let to two tenants who are currently running a well established bar and restaurant on a FRI Lease which expires in 2051. We are advised the tenant's have made major improvements at a cost of approximately £400,000.

We are advised the total area is approximately 7000 sq ft. Floors plans will be available at the Auctioneers Offices.

Situated Just off Roscoe Street which in turn is off Leece Street in Liverpool Town Centre.



Not to scale. For identification purposes only

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UNIT	LEASE DATE	TENANT	TERM	RENT	RENT REVIEW	SERVICE CHARGE	INSURANCE PROVISIONS	REPAIR	OTHER RELEVANT MATTERS
1 & 2	5 November 2008	Bernham Limited	26 January 2051	£35,000	26 January 2015 and then every 5 years in line with open market values	Fair proportion of maintenance expenses as defined in lease	Fair proportion of cost of maintaining building	Internal FRI	Plan attached
3 & 4	21 November 2011	Bernham Limited	26 January 2051	£15,300	Every 5 years in line with open market values	Fair proportion of maintenance expenses as defined in lease	Fair proportion of cost of maintaining building	Internal FRI	Plan attached. Security of tenure has been excluded. The lease is registrable at the Land Registry but has been registered. The seller's solicitor does not know the reason for this. The lease is contracted out of the Landlord and Tenant Act 1954.
5	16 July 2012	Dayo Ijagbemi	15 July 2015	£3,500	None	Fair proportion of maintenance expenses as defined in lease	Fair proportion of cost of maintaining building	Internal FRI	Plan attached. Security of tenure has been excluded. The lease is contracted out of the Landlord & Tenant Act 1954