



The property comprises a ground floor hot food takeaway / restaurant and is let to an individual T/A Khan's for a term of 15-years from 2008 at a rent of £12,000 pa subject to a 3-year rent review pattern and is excluded from protection of the Landlord & Tenant Act 1954. The upper floors are currently let on an individual AST basis.

Situated The property fronts on to Smithdown Road (A562) close to the intersection with Ullet Road (A5089) on an established retail parade. Liverpool city centre is approximately 2 miles to the North West. The end of the M62 motorway is approximately 1½ miles to the north east. The property is located in a densely populated student location.



Not to scale. For identification purposes only



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ADDRESS	TENANT	LEASE START	LEASE EXPIRY	RENT	ERV
443 Smithdown Rd	Ajmal Khan			£12,000	£12,000
Rm 1 443a Smithdown Rd	Adrienna Blog	13/01/14	12/07/14	£3840.00	£3900
Rm 2 443a Smithdown Rd	Vacant				£3900
Rm 3 443a Smithdown Rd	Antonia Kiss	13/01/14	12/07/14	£3840.00	£3900
Rm 4 443a Smithdown Rd	Hanna Dymond	25/10/13	24/04/14	£3900.00	£3900
Rm 5 443a Smithdown Rd	Vacant				£3900
TOTAL				£23,580	£31,500