

A leasehold retail parade investment and vacant upper floors with current rent reserved £45,350.00 per annum. The property comprises 7 ground floor retail units and approx 26,496sq ft of first and second floor offices, which are suitable for redevelopment subject to the necessary planning consents. There is parking for approximately 65 cars arranged over three car parks. We have been advised drawings have been prepared for conversion of the upper floors to provide 30 apartments (29 two-bedroom and one one-bedroom) which are available for inspection at the auctioneer's office however potential purchasers should make their own enquiries.

Situated Between Kingsway and Widnes Road, adjacent to an ASDA and is easily accessed from the M52. The surrounding area consists mainly of mixed use property predominantly retail and residential.

Outside Parking for approximately 65 cars.

VAT We understand VAT is applicable to the purchase price.

Tenure The property is held by way of a 99 year lease (47 years unexpired) leasehold interest from 31st March 1963 with a ground rent payable of £2,250.00 per annum.

Rental Income The property is currently generating £45,350.00 per annum, however HSBC and UK Screening Solutions are both vacating the premises. When fully tenanted the potential rental income would be in the region of £59,750 with an additional possible income from the upper floors.



Not to scale. For identification purposes only



FLOOR	PRESENT LESEE	ACCOMMODATION	LEASE	RENT PA	NOTES
Ground: Unit 1	UK Screening Solutions	26m ² (280 sq ft)	Month to month agreement	£3,000.00	The tenant has served notice to vacate
Ground: Unit 2 & 3	HSBC	276m ² (2,973 sq ft)	—	£16,500.00	The tenants have given notice to terminate on 10th December 2014
Ground: Unit 4	Tazmina Akther	89.3m ² (961 sq ft)	16 July 2011–16 July 2016	£6,500.00	—
Ground: Unit 5	Vacant	90.2m ² (971 sq ft)	—	—	—
Ground: Unit 6	Enver Utus & Gulsah Merve Utus	86.5m ² (931 sq ft)	—	£6,750.00	A request has been received for a licence to assign to Messrs Woodrow and McCann which they wish to complete before the end of the month. Solicitors will confirm when this has been completed.
Ground: Unit 7	Mr J Bradley	901.5m ² (9,801 sq ft)	Expires 4th July 2018	£13,500.00	There is an option to break the lease on 5th November 2015. This agreement has not yet been executed and is in solicitors hands.
First Floor	Vacant	1,254m ² (13,508 sq ft)	—	—	—
Second Floor	Vacant	1,205m ² (12,988 sq ft)	—	—	—
Total				£45,350.00	
ERV once fully let				£59,750.00	