



• **Office investment opportunity producing £90,657 per annum**

Description High yielding prominent office investment opportunity comprising of various single and two storey self contained units. 41% of these are let to companies with low risk (Experian). The property has well refurbished middle and rear sections with a current net annual rental income of £90,657. The potential income is £140,595 when fully let.

Situated On the North East side of Bridle Road in close proximity to Dunnings Bridge Road (A536). The M57 and M58 are 1.8 miles away and the building is close by to Aintree Merseyrail Station.

VAT The property is elected for VAT and it is the intention to treat the transaction as a Transfer of a Going Concern (TOGC).

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Tenure The property is held on a long leasehold for 125 years from 17th July 1986 at a passing ground rent of £12,500. The ground rent is reviewable every 10 years to 12% of the open market rack rental of the demised land and the buildings erected thereon.

TENANT	FLOOR AREA (SQ FT)	DEMISE	RENT (PER ANNUM)	LEASE START DATE	LEASE BREAK DATE	LEASE EXPIRY DATE	COMMENTS
Harvey and Thompson Ltd	2,579	Essex House Ground & First Floor (front building)	£24,957	1st Aug 2008		Holding over	Lease expired 31st July 2013. Holding over under the 54 Act. Potentially interested in renewing but happy holding over.
Precision Analysis (North West) Ltd	5,263	Middle Unit Office 1 & 2	£35,000	1st Oct 2007		30th Sept 2017	Rent reduced to £35,000 p.a. by way of side letter.
Vacant	2,100	Middle Unit Office 3	ERV £18,900				
Fresh Contacts Ltd	3,800	Rear Office 1 & 2	£34,200	1st Jan 2013	Anytime 3 months notice	31st Dec 2015	
Vacant (Previously Fresh Contacts Ltd)	950	Rear Office 3	ERV £9,025				
Vacant	799	Rear Office 4	ERV £7,951				
Fresh Contacts Ltd	1,172	Rear Office 5	£9,000	1st Jan 2013	Anytime 3 months notice	31st Dec 2015	
Vacant	1,585	Rear Office 6	ERV £8,800				
Vacant	877	Rear Workshop 7	ERV £5,262				
Total	19,125		£103,157				
	Ground Rent		-£12,500				
	Net Income		£90,657				

Potential net income when fully let is £140,595