

**6 WEEK COMPLETION**



**SITUATION**

Located on this main road (A506) close to the junction with Seventh Avenue, near a **William Hill** and **Post Office**, and being within close proximity of Fazakerly Mainline Station and a short distance from **Aintree Racecourse**.

Liverpool is a major commercial centre with excellent transport links via the M57, M58 and M62 which connects with the M6 some 35 miles west of Manchester.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Pub** with internal and separate rear access to a **Self-Contained Flat** at first floor level.

**ACCOMMODATION**

**Ground Floor Pub**

Gross Frontage	28'5"
Internal Width	26'0"
Pub Depth	34'3"
Built Depth	58'1"
Pub Area	Approx 890 sq ft
Store Area	Approx 140 sq ft
Ladies and Gents WC's	

**First Floor Flat**

5 Rooms, Kitchen, Bathroom/WC

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Warren L. Morgan as a Public House** for a term of 15 years from 27th March 2012 at a current rent of **£25,000 per annum** exclusive.

**The rent is subject to the following fixed increases:**

- In 2015 – **£26,250.00** p.a.
- In 2018 – **£27,562.50** p.a.
- In 2021 – **£28,940.62** p.a.
- In 2024 – **£30,387.65** p.a.

**Note 1: There is a £6,250 Rent Deposit held.**

**Note 2: We understand the tenant trades from other Pubs within the Liverpool area.**

**Note 3: The tenant has an option to take a new 6 year lease from expiration of the current lease at an initial rent of £31,907.03 p.a. rising to £33,502.38 in 2033.**

**£25,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

Macrory Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macroryward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts