

**GROUND RENT INVESTMENT
4 WEEK COMPLETION**



SITUATION

Located at the junction with Hornby Road and benefitting from good road links via the A565 and the A5036 to the M57 and the M58 motorways (Junction 1). The properties are within close proximity to Bootle New Strand Rail Station and approximately 4 miles from Liverpool City centre.

PROPERTY

Comprising a total of **9 buildings** within 2 adjacent parades offering a mix of Commercial and Residential accommodation.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 229/235 (odd)	4 Buildings	R. Wolfenden	999 years from 25th March 1895	£12.50	FRI
No 232/240 (even)	5 Buildings	E. Tomley	999 years from 25th March 1897	£3.50	FRI
TOTAL				£16	

£16 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
174 Law – Tel: 0151 647 7372
Ref: R. Kendall Esq – Email: robin.kendall@174law.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 £350 (including VAT) upon exchange of contracts