

**GROUND RENT INVESTMENT
4 WEEK COMPLETION**



SITUATION

Located at the junction with Hawthorne 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 AND ACCOMMODATION

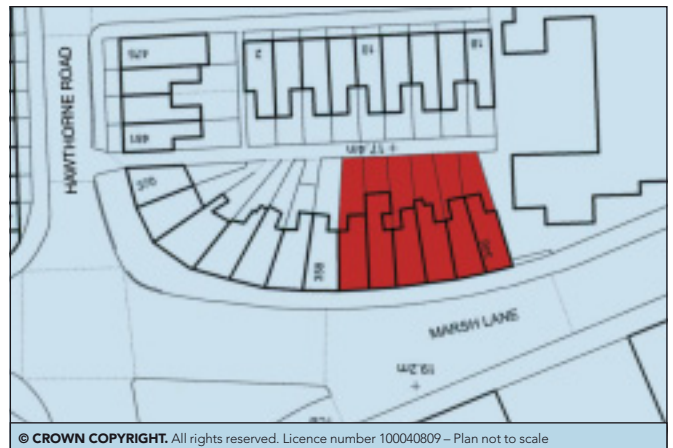
Comprising a total of **6 buildings** within a parade offering a mix of Commercial and Residential accommodation.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to P. Ascroft for a term of 999 years from 25th March 1900 at a fixed ground rent of **£19.50 per annum** exclusive.



£19.50 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