

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Peel Street adjacent to **The Elms Medical Centre (NHS)** serving the surrounding residential area and being within close proximity of Brunswick Railway Station.  
Toxteth enjoys good road links via the A561 into Liverpool City Centre which lies just 2 miles north.

**PROPERTY**

A detached building comprising a **Ground Floor Pharmacy** with separate rear access to **Self-Contained Offices** on the first and second floors. There is a passenger lift serving the first floor.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Pharmacy	Gross Frontage 29'6" Internal Width 29'2" Pharmacy and Built Depth 40'3" WC	<b>L. Rowland &amp; Co (Retail) Ltd (Pharmacy having over 500 branches)</b>	20 years from 15th February 2001	£26,000	<b>FRI Rent Review 2016</b> In the event of the adjoining medical practice (In occupation since 1989) relocating to any other premises and ceasing to operate a full time medical practice, the tenant can determine the lease on 3 month's notice.
First and Second Floor Offices	<b>First Floor</b> Area Approx 1,026 sq ft 2 WCs <b>Second Floor</b> Area Approx 545 sq ft Bathroom / WC	<b>VACANT</b>			

**TOTAL** £26,000 Plus Vacant Offices

**£26,000 per annum Plus Vacant Offices**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



**JOINT AUCTIONEERS**  
GVA, Mercury Court, Tithebarn Street, Liverpool L2 2QP  
Tel: 0151 471 6746 Ref: R. Peters Esq  
**VENDOR'S SOLICITORS**  
Quinn Barrow - Tel: 0151 231 6620  
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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