



**SITUATION**

Occupying a prominent position in the heart of the Town's pedestrianised retail thoroughfare, adjacent to **Poundland** and **British Heart Foundation**, opposite **Primark** and **Dorothy Perkins** and amongst such other multiple traders as **Boots**, **Money Shop**, **Lloyds Bank**, **WHSmith**, **Thomas Cook** and many others.

Wallasey lies on the Northern end of the Wirral peninsula only 3 miles West of Liverpool City Centre with excellent road links to the M53 and M56.

**PROPERTY**

A terraced property comprising a **Ground Floor Shop** with separate rear access to **Residential Accommodation** at the first floor which is boarded up and not currently used.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	15'2"
Internal Width	14'7"
Shop Depth	23'1"
Built Depth	40'8"

WC

**First Floor Residential Accommodation**

Not inspected

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mister Minit Plc t/a Timpson (having 1,147 branches) (Ultimate Holding Company – Offerhappy Limited who for Y/E 29/9/12 reported a T/O of £136.5m, Pre-Tax Profit £10.1m and Net Worth £38m)** for a term of 20-years from 21st June 1996 at a current rent of **£17,000 per annum** exclusive.



**£17,000 per annum**

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

**VENDOR'S SOLICITORS**  
 Leigh Davis – Tel: 020 7631 0302  
 Ref: Ms Zoe Williams – Email: [zwilliams@leighdavis.co.uk](mailto:zwilliams@leighdavis.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 £500 (including VAT) upon exchange of contracts