



SITUATION

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **Santander, Card Factory, Boots, Homebargain, Age UK, Heron, Iceland** and **Greggs** being 5 miles north of Liverpool City Centre.

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 terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on two upper floors.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'1"
Internal Width	17'10"
Built Depth	68'1"

WC

Area Approx 1,045 sq ft

First & Second Floor Ancillary

Area Approx 1,000 sq ft

Total Area Approx 2,045 sq ft

TENANCY

The entire property is let on an internal repairing and insuring lease to **Instant Cash Loans Ltd (t/a The Money Shop) (having over 500 branches) (T/O for Y/E 30/06/13 £186.6m, Pre-Tax Profit £23.5m and Net Worth £121.6m)** for a term of 10 years from 15th December 2005 (**see Note**) at a current rent of **£17,000 per annum** exclusive.

Note: The tenant has verbally advised that they would take a new 10 year lease on terms to be agreed.

£17,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.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