



SITUATION

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **Santander, The Money Shop, Boots, Iceland, Homebargain, Heron** 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 the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 33'2"
Internal Width 32'8"
Built Depth 99'1"

WC

Area Approx 2,730 sq ft

First Floor Ancillary

Area Approx 1,000 sq ft

Total Area Approx 3,730 sq ft

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **Sportswift Ltd (t/a The Card Factory) (having over 700 branches) (T/O for Y/E 31/01/14 £313.2m, Pre-Tax Profit £69.2m and Net Worth £215.1m)** for a term of 15 years from 29th March 2006 and expiring 28th March 2021 at a current rent of **£35,000 per annum** exclusive.

Rent Review March 2016



£35,000 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
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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 £500 (including VAT) upon exchange of contracts