



Situation

Located off Stopgate Lane (B5187) which in turn connects with East Lancashire Road (A580) sitting amongst other light industrial, office and storage units being within this established industrial estate. The property is located approx. 2 miles south of Aintree Racecourse, famous for hosting the annual Grand National.

Aintree lies midway between Walton and Maghull on the A59 which provides easy access to the M57 & M58 and is approx. 5 1/2 miles north east of Liverpool city centre.

Property

Comprising a substantial **Warehouse with Trade Counter** situated on a **Site Area of Approx. 1.18 Acres** providing ample external storage and parking. **The building only occupies approx. 10.8% of the site.**

Accommodation

Site Width (max) **Approx. 231 ft**
Site Depth (max) **Approx. 283 ft**
Site Area **Approx. 1.18 Acres**

Warehouse

Internal Width 64'9"
 Built Depth 85'7"
 GIA Approx. 5,540 sq ft plus mezzanine floor

VAT is NOT applicable to this Lot

£36,500 p.a. (see Note)

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Tenure

Held on two separate leases:

- **Leasehold for a term of 999 years from 1st April 1946 at a peppercorn ground rent.**
- **Leasehold for a term of 999 years from 15th April 1940 at a peppercorn ground rent.**

Tenancy

The entire property is let on a full repairing and insuring lease to **SIG Trading Limited (see Tenant Profile)** for a term of years expiring 4th November 2024 (**in occupation since 2004**) at a rent of **£36,500 per annum** exclusive (**see Note**).

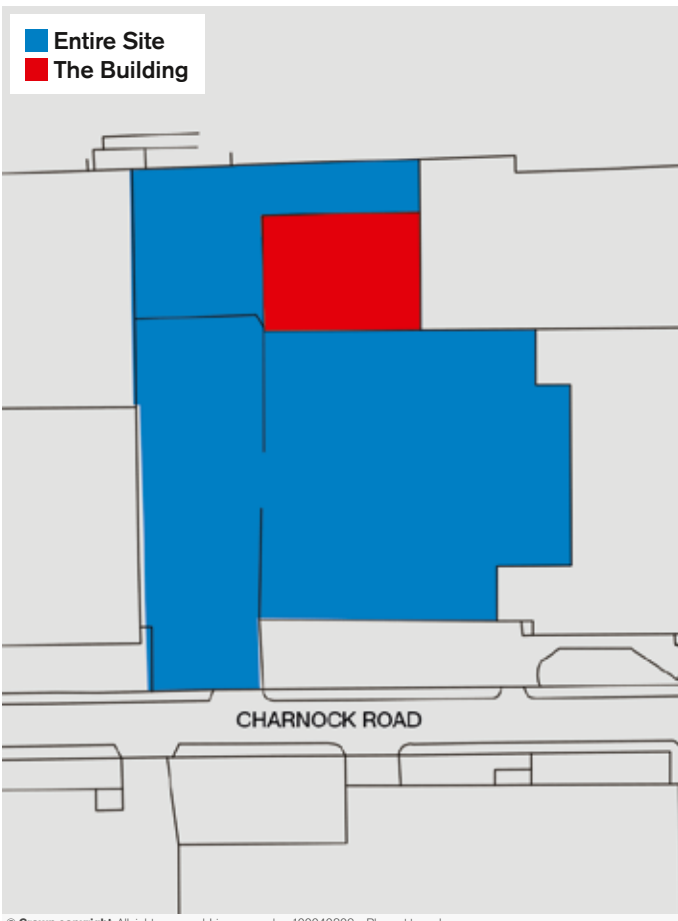
Tenant Profile

SIG Trading Limited is a subsidiary of SIG plc which is a leading distributor of specialist building products in Europe and operates from trading sites across the UK and Ireland and Mainland Europe and employs just over 9,000 people in 585 branches. The Group's main countries of operation are the UK, France and Germany, which together account for 84% of its continuing revenues (Source: www.sigplc.com).

Note: The tenant has a rent free period expiring 4 months after completion of this purchase following which the rent becomes £33,000 p.a. until 4th November 2019 and £36,500 p.a. thereafter and the Vendor will top up this rent shortfall on completion.

Vendor's Solicitors

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