



## SITUATION

Located on this busy road which forms part of the A553, close to the junction with Challis Street and amongst a host of local traders all serving the surrounding residential area.

Bidston lies approx. 2½ miles north-west of Birkenhead, 3 miles west of Liverpool city centre and benefits from good road links via the M53.

## PROPERTY

A semi-detached building comprising a **Ground Floor Betting Shop** with a **First Floor** which currently has no access.

## ACCOMMODATION

### Ground Floor Betting Shop

Gross Frontage	19'1"
Internal Width	16'0"
Shop Depth	51'0"
Built Depth	87'9"
Kitchen, 2 WCs	

**First Floor** (not inspected)

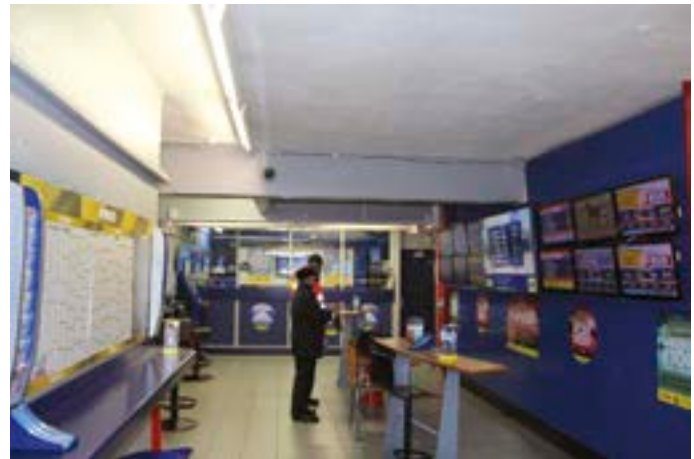
**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organisation Limited (having over 2,300 branches)** for a term of 15 years from 1st March 2008 at a current rent of **£5,250 per annum** exclusive.

**Note: The tenant did not operate their 2018 Break Clause.**



**£5,250** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

## Vendor's Solicitors

Spire Solicitors LLP

Tel: 01953 453 143 Ref: Colin Wright

Email: colin.wright@spiresolicitors.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page