



SITUATION

Located in this residential area, opposite a new housing development and just a 2 minute walk from Ellesmere Port Railway Station. Ellesmere Port is located on the Wirral Peninsula some approx. 6 miles north of Chester and 10 miles south of Liverpool and enjoys easy access to the M53 (Junctions 7 to 10) which links with the M56 motorway.

PROPERTY

Forming part of a commercial and residential mixed use Art Deco building comprising a **recently converted Ground Floor Convenience Store with an external ATM and onsite parking for 10 cars.**

ACCOMMODATION

Ground Floor Convenience Store

Gross Frontage	49'8" (Cromwell Road)
Internal Width	40'9"
Shop Depth	47'8"
Built Depth	74'8"
Sales Area	Approx. 1,880 sq ft
Ancillary Area	Approx. 925 sq ft
WC	
Total Area	Approx. 2,805 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 28th May 2019 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Martin McColl Limited (see Tenant Profile)** for a term of 16.5 years from 28th May 2019 at a current rent of **£29,359 per annum** exclusive (see Note).

The rent increases to **£32,415 p.a. in 2025** and to **£35,789 p.a. in 2030.**

Note: The current rent is £28,500 p.a. rising to £29,359 p.a. on 28th November 2020 and the Vendor will top up this rent shortfall on completion.

TENANT PROFILE

McColl's trade from over 1,600 stores throughout the UK with approximately three quarters of those being convenience stores and the remainder trading as newsagents. Their brands include McColl's, Martin's and R. S. McColl.

For the Y/E 25/11/18, Martin McColl Ltd reported a T/O of £835.3m, Pre-Tax Profits of £34.7m and Shareholders' Funds of £218.3m.

The combined group has a turnover in excess of £1.1bn. It employs over 22,000 full and part-time staff and is visited by over 5 million customers every week. The group company floated on the London Stock Exchange in 2014 and further information can be found at: www.mccollsplc.co.uk/investors



Interior of Store



£29,359 p.a. (see Note)

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

Joint Auctioneers

Savoy Stewart
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Vendor's Solicitors

Stephen Goldberg
Tel: 020 8457 3250
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page