



FOR SALE

Virtual Freehold Town Centre Bank Investment

55 Derby Road, Liverpool, Merseyside, L36 9UQ

Bond Wolfe
bw
Est. 1983

Property Highlights

Entirely let to Bank of Scotland (t/a Halifax) on a FR&I lease expiring 24th December 2026.

Rebased rent from £48,750 to £27,000 per year.

2024 break clause not exercised.

- Comprising a total of 299.79 sq m (3,227 sq ft).

- Town centre location, close to Superdrug, Greggs, Iceland and Vodafone.

Virtual Freehold - Held on a lease for 250 years from 21.09.2016 at a peppercorn ground rent.

Guide price - £249,950, equating to a net initial yield of 10.53%.



Location

The property is situated on east side of Derby Road between its junctions with Centre Way and Huyton Hey Road.

Huyton is a busy town located 7 miles east of the city of Liverpool, 5 miles south-west of St Helens and 11 miles west of Warrington. The town benefits from close proximity to the intersection of the M62 and M57 motorways, providing easy access to Liverpool to the west and Manchester to the east.

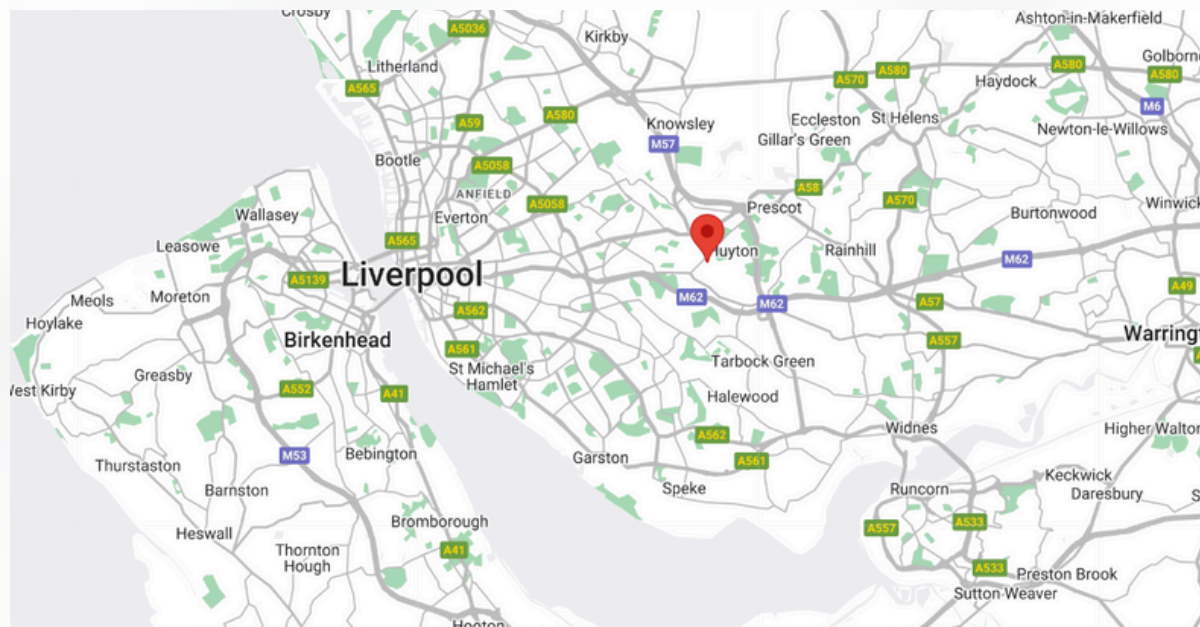
Huyton Station is 0.3 miles from the property and occupiers close by include Superdrug, Iceland and Vodafone amongst many others.

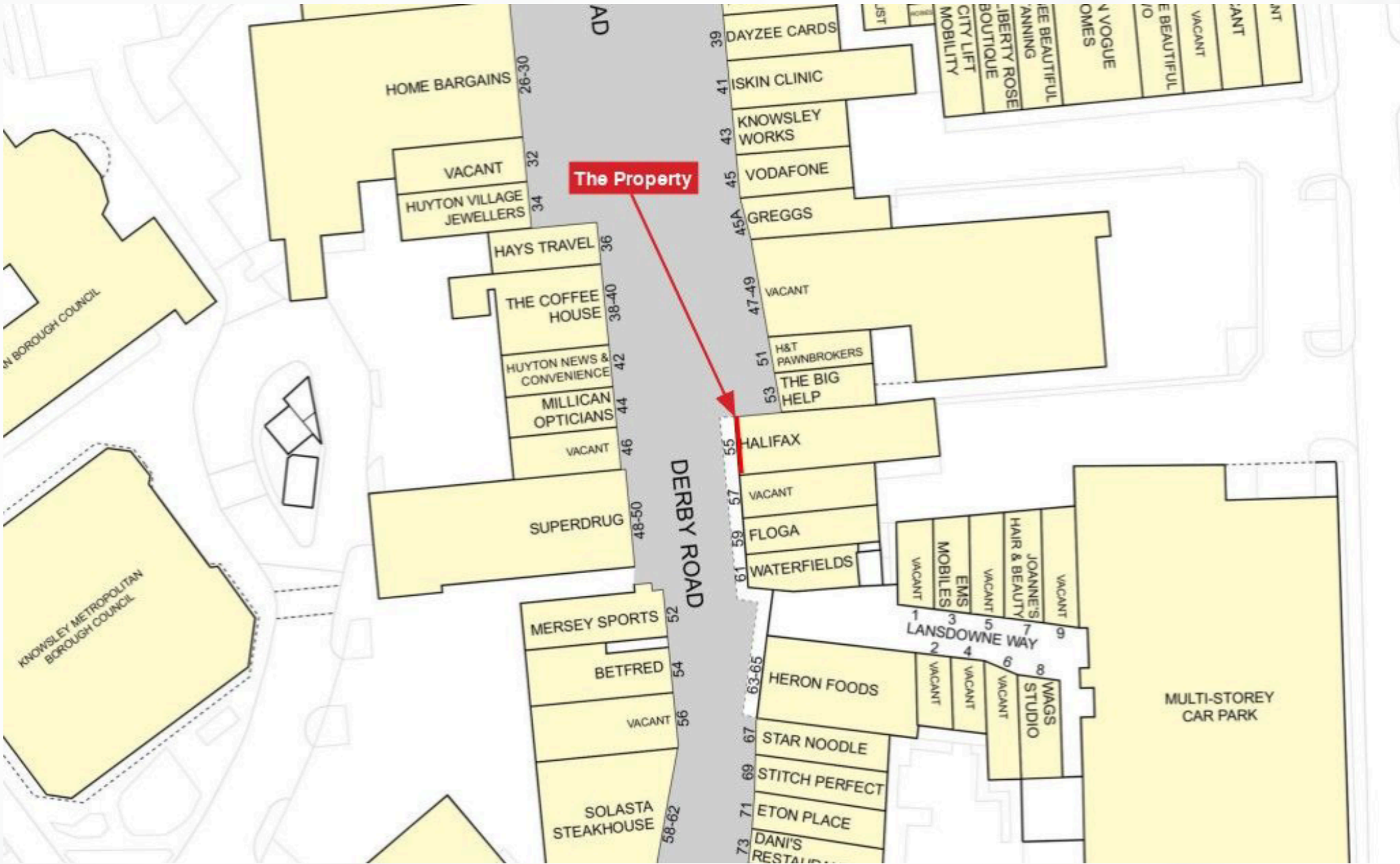
Description

The property comprises a two story mid parade property occupied by Bank of Scotland (trading as Halifax) with a ground floor retail area fitted out to their usual corporate branding . To the first floor there is ancillary accommodation with rear service access and car parking to the rear.

Accommodation

Floor	Sq m	Sq ft
Ground Floor	118.54	2,029
First Floor	111.25	1,197
Total	299.79	3,227





The Property

DERBY ROAD

55 Derby Road, Liverpool, Merseyside, L36 9UQ

Tenancy

The entire property is let to Bank of Scotland PLC (trading as Halifax) for a term of 5 years from 25/12/2021, expiring 24/12/2026. The passing rent is £27,000 per annum, rebased from £48,750. The 2024 break clause has not been exercised demonstrating commitment to the location.

Tenant Profile

Bank of Scotland Plc is a wholly owned subsidiary of Lloyds Banking Group Plc which operates under Halifax, Lloyds Bank and Bank of Scotland. Lloyds Banking Group is the UK's largest digital bank and financial services group.

Price

Offers based on £249,950 plus Vat are sought for the long leasehold interest. A purchase at this level reflects a net initial yield of 10.53%.

VAT

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.



Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

EPC

Available upon request.



For Further Information & Viewings

James Mattin

0121 524 1172

jmattin@bondwolfe.com

Garry Johnson

0121 524 2583

gjohnson@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.