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For Sale



Convenience store investment let to Tesco Stores Limited.

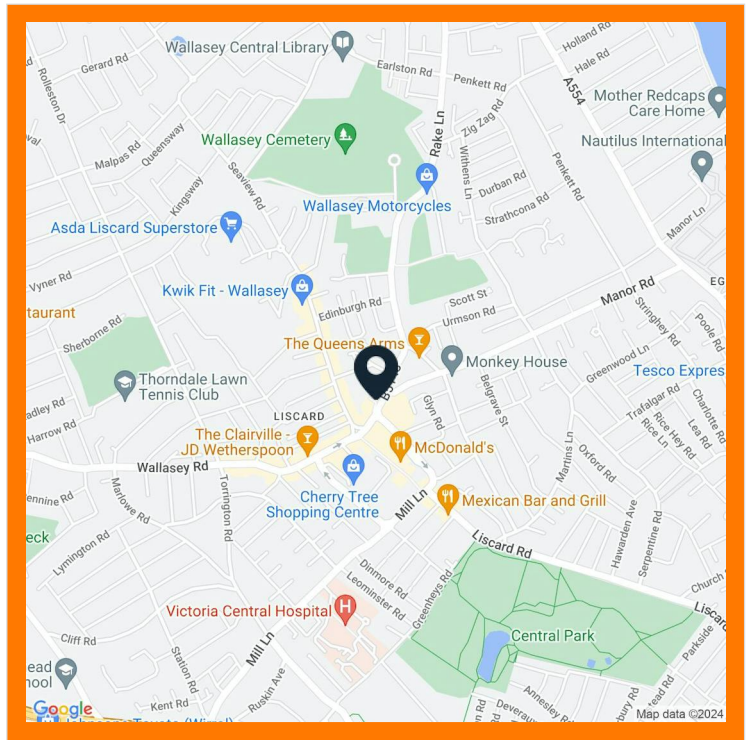
Offers in excess of £1,000,000.00

13-15 Liscard Village, Wallasey, CH45 4JG

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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Let to Tesco Stores until February 2039
- Passing rental £66,410 pa
- Located in the centre of Wallasey
- Breaks at the end of the fifth & tenth years
- Undoubted covenant - net worth £4.9bn
- Five yearly rent reviews
- Large site area including car parking



## Description

The subject property is a purpose built retail building. The premises comprise a large convenience store with ancillary stores as well as a lock up retail unit used by a funeral director.

The building occupies a large site area with car parking to the rear.

## Location

The subject property is located in Wallasey within the Metropolitan Borough of Wirral, in Merseyside. The property is on Liscard Village and it forms part of the main shopping area being a short distance from Liscard Way and the Cherry Tree Shopping Centre.

Wallasey is located at the northern end of the Wirral Peninsula, 3 miles north of Birkenhead. The M53 begins at the town's edge and access to Central Liverpool is provided by the Kingsway Tunnel.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail shop and ancillary storage	6,641	616.97	Available
1st - Ancillary stores and plant	418	38.83	Available
<b>Total</b>	<b>7,059</b>	<b>655.80</b>	

## Asking Terms

The property is available for sale and we are inviting offers in excess of £1m (One million pounds). A purchase at this level reflects a Net Initial Yield of 6.28% after allowing for purchaser costs. VAT is thought to be applicable.

## Money Laundering Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be requested from the successful purchaser.

## Occupational Lease Details

The premises in their entirety are let to Tesco Stores Limited on a new 15 year lease until 26th Feb 2039. The lease is subject to five yearly breaks and rent reviews. Therefore, there are five years term certainty.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

B (35)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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