

Hoyle - 58 Market Street, Wirral, Merseyside CH47 3BB
Freehold Restaurant and Residential Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Hoylake - 58 Market Street, Wirral, Merseyside CH47 3BB

Freehold Restaurant and Residential Ground Rent Investment



Investment Consideration:

- OIEO: £295,000
- Gross Initial Yield: 5.94%
- Rental Income: £17,510 p.a.
- VAT is applicable to this property
- Comprises a ground floor restaurant/takeaway and 2-Bed Maisonette above, which has been sold on long leasehold
- Let to Subway Realty Ltd, no breaks
- Garage located at rear
- Located opposite Sainsbury's
- Nearby occupiers include Co-Op Pharmacy, Betfred, Post Office, Age UK and Co-Op Funeral Care, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 58 (Ground Floor)	Takeaway: 119 sq m (1,280 sq ft) Retail Area, Office, WC, Rear Garage	Subway Realty Ltd	10 Years from 24 April 2015	£17,500	Note 1: FRI Note 2: No breaks Note 3: Reversion 2025
No. 58 (First/Second Floor)	Maisonette: 92 sq m (990 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom/WC	Hoylake 58 LLP	999 Years from 1 January 2015	£10	Note 1: Reversion 3014
Total				£17,510	

Hoylake - 58 Market Street, Wirral, Merseyside CH47 3BB

Freehold Restaurant and Residential Ground Rent Investment



Property Description:

The property comprises ground floor restaurant/takeaway together with a 2-Bedroom maisonette on the first and second floor, which has been sold on long leasehold. There is a garage located to the rear.

The property provides the following accommodation and dimensions:

Ground Floor: Takeaway 119 sq m (1,280 sq ft)

Retail Area, Office, WC, Rear Garage

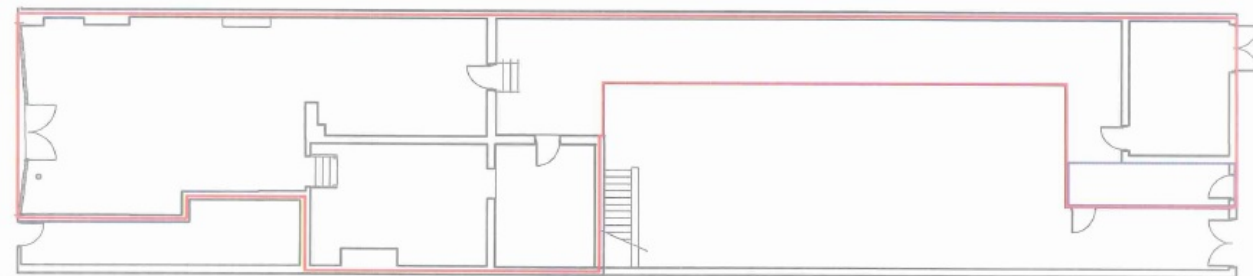
First/Second Floor: Maisonette 92 sq m (990 sq ft)

2 Bedrooms, Kitchen, Living Room, Bathroom/WC

Tenancy:

The ground floor shop is at present let to Subway Realty Ltd for a term of 10 years from 27th April 2015 at a current rent of £17,500 per annum and the lease contains full repairing and insuring covenants.

The first/second floor maisonette has been sold on long leasehold for a term of 999 Years from 1st January 2015 at a ground rent of £10 per annum.



GROUND FLOOR PLAN

Hoylake - 58 Market Street, Wirral, Merseyside CH47 3BB

Freehold Restaurant and Residential Ground Rent Investment



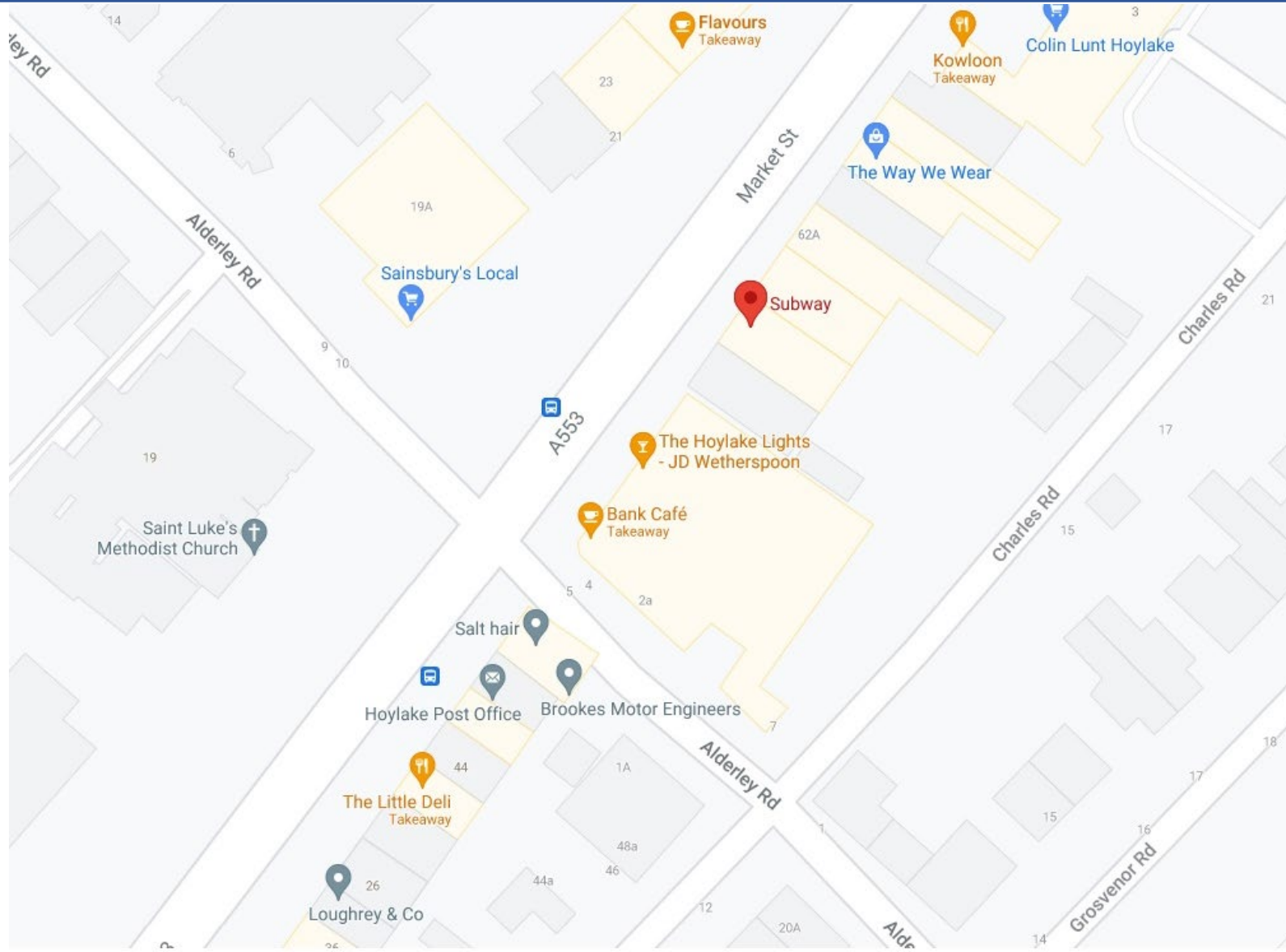
Hoylake - 58 Market Street, Wirral, Merseyside CH47 3BB

Freehold Restaurant and Residential Ground Rent Investment



Location:

Hoylake is an affluent seaside town situated in the Metropolitan Borough of Wirral on the north-west corner of the Wirral Peninsula, where the River Dee estuary meets the Irish Sea. Road access is via the A553 which leads to junction 2 of the M53 Motorway. Liverpool lies 12 miles to the east and Chester 27 miles to the south. The property is situated on the eastern side of Market Street, close to its junction with Alderley Road on the town's principal retail thoroughfare. Occupiers close by include a Sainsbury's Local (opposite), Co-op Pharmacy, Post Office, Betfred, Age UK and a Co-op Funeral Care.



Hoylake - 58 Market Street, Wirral, Merseyside CH47 3BB

Freehold Restaurant and Residential Ground Rent Investment

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.