

Lot 39, 22 Speke Road, Garston, Liverpool, Merseyside L19 2PA

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Highly Reversionary Freehold Supermarket Investment

www.acuitus.co.uk

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Property Information

Highly Reversionary Freehold Supermarket Investment

- Entirely let until November 2045 at a fixed rent
- Substantial reversion in 20 years
- Sublet to Iceland at £45,717 p.a.x. (tenant option to determine the sublease in February 2025 not exercised)
- Approx. 991.20 sq m (10,668 sq ft) with rear service area and front parking
- Dominant retailer in busy thoroughfare
- Nearby occupiers include Lidl, KFC and Dunelm
- VAT free investment

Lot

39

Auction

27th March 2025

Rent

£550 per Annum Exclusive

Status

Available

Sector

Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles 5 miles south east of Liverpool City Centre
Roads A561
Rail Liverpool South Parkway
Air Liverpool John Lennon Airport

Situation

The property is situated on the south side of Speke Road at its junction with Garston Way (A561), some 5 miles south east of Liverpool City Centre in the suburb of Garston. Nearby occupiers include Lidl, KFC, Dunelm, Oxfam and YMCA.

Tenure

Freehold.

Description

The property comprises a double fronted supermarket arranged on the ground and first floors with a rear service area and car parking to the front.

The property is sublet to Iceland Foods Limited for a term of 25 years from 28/02/2005 at a current rent reserved of £45,717 p.a.x. The lease was subject to a tenant option to determine in February 2025, which was not exercised.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | Tenant | Term | Rent p.a.x. |
|-----------------|--------------------------|-----------------------------------|------------------------------------|---|---|-------------|
| Ground First | Supermarket Ancillary | 531.20 460.00 | (5,717) (4,951) | INDIVIDUAL (underlet to Iceland Foods Limited) | 90 years from 14/11/1955 until 13/11/2045 | £550 |
| Total | | 991.20 | (10,668) | | | £550 |

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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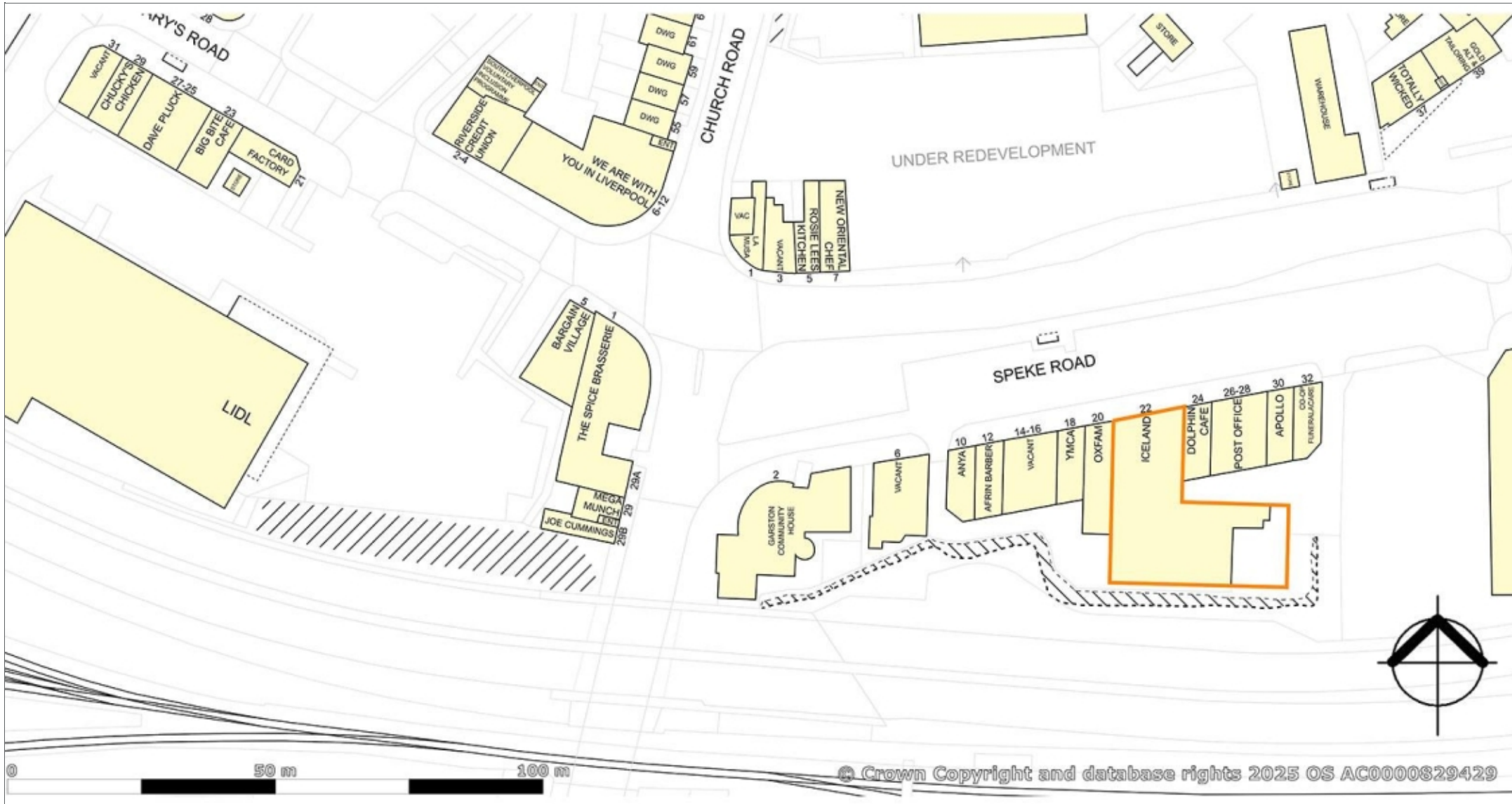
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2024