

lot 8

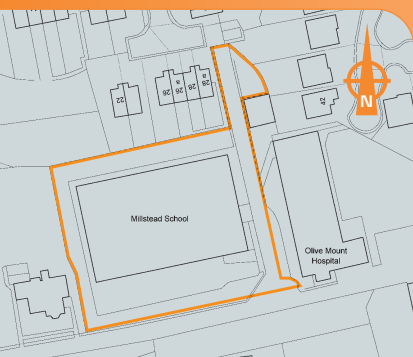
**Millstead School, Old Mill Lane
Liverpool, Merseyside L15 8LN**

Rent
£34,000
per annum
exclusive

Freehold School Investment

- Let to Liverpool City Council until July 2051 (subject to option)
- Less than 3 miles east of Liverpool City Centre

- Approximate floor area of 1,288 sq m (13,865 sq ft)



Location

Miles: 3 miles east of Liverpool City Centre
30 miles west of Manchester
Roads: M62 (Junction 4), M57 (Junction 1), A562
Rail: Wavertree Technology Park Rail
Air: Liverpool John Lennon Airport

Situation

The property is situated in a predominantly residential area in Wavertree, a suburb of Liverpool located less than 3 miles east of the City Centre.

Description

The property, a single storey school, comprises individual classrooms, a school hall, kitchen and an IT room. The property also benefits from an outside play area.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Primary School	1,288 sq m (13,865 sq ft)	LIVERPOOL CITY COUNCIL (1)	75 years from 12/07/1976 until 11/07/2051 on a full repairing and insuring lease (3)	£34,000	12/07/2018 and 7 yearly
Totals		1,288 sq m (2) (13,865 sq ft) (2)			£34,000	

- (1) Millstead School, which currently has 73 pupils, is a primary school for children with Special Educational Needs. (Source: <http://www.schoolswire.co.uk/public/mill678.html.nocache.17/04/2014>)
- (2) The floor areas stated are gross internal areas and were agreed at the 2011 rent review.
- (3) The lease provides an option to determine (please refer to legal documentation).

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Quastel Midgen LLP
74 Wimpole Street, London W1G 9RR.
Tel: +44 (0)20 7908 2533.
Email: jneilan@quastels.com
Ref: Jonathan Neilan.