

Lot 5

£200 Per Annum
Exclusive

Daniel House (Commercial Parts), Trinity Road Bootle, Merseyside L20 3RG

Virtual Freehold Commercial Ground Rent Investment

This lot will not
be sold prior to the
December 13th Auction.



Key Details

- Comprises a convenience store, gym & car park, all let on long leases (at nominal rents)
- Forms part of a large mixed use commercial & residential property
- Prominent corner location close to Bootle Oriel Road Station & Bootle Town Centre

On behalf of Administrators

Location

Miles: 2 miles north of Liverpool
Roads: A565, A5058, A59,
Rail: Bootle New Strand Train Station,
Bootle Oriel Road Train Station
Air: Liverpool John Lennon Airport

Situation

The property is prominently situated on the corner of Trinity Road, St Albans Road and Stanley Road in Bootle, approximately 2 miles north of Liverpool City Centre and a 5 minute walk from Bootle Oriel Road Station and The New Strand Shopping Centre.

Description

The property comprises all the commercial parts of the estate to include a convenience store, gym & a car park, outlined orange on the plan. The part outlined blue on the plan is being offered as lot XXX in the auction.

Tenure

Virtual Freehold for a term of 999 years from completion of the sale at nil rent. On completion of the Sale, the Freehold of the Property may be available for purchase for a nominal sum.

VAT

Please see Special Conditions of Sale.

Energy Performance Certificate

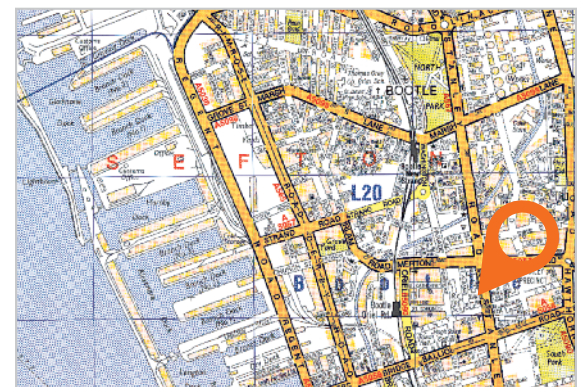
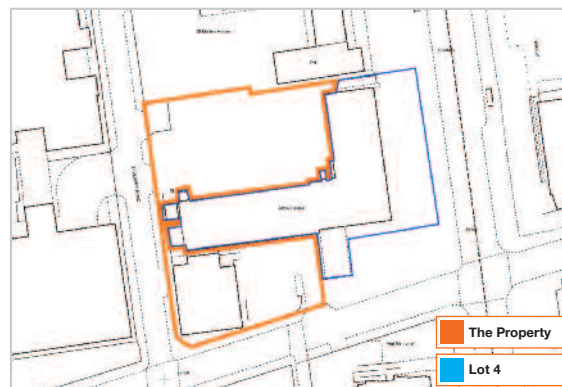
See legal pack.

Tenancy and accommodation

Floor	Use	Tenant	Term	Rent p.a.x.
Ground	Car Park	INVESTMENTS DANIEL HOUSE LIMITED	250 years from 01/02/2016	£200 (Subject to Review)
Ground	Gym	INVESTMENTS DANIEL HOUSE LIMITED	250 years from 24/08/2018	Peppercorn
Ground	Convenience Store	INVESTMENTS DANIEL HOUSE LIMITED	250 years from 24/08/2018	Peppercorn
Total				£200 (Subject to Review)

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
Alexander Auterac
+44 (0)20 7034 4859
+44 (0)77 1313 5034
alexander.auterac@acuitus.co.uk

Seller's Solicitors: Shakespeare Martineau LLP
Vicki Simpson
+44 (0)121 214 1247
vicki.simpson@shma.co.uk