

LOT
90

42-54 Broad Lane, Norris Green, Liverpool L11 1AJ
COMMERCIAL INVESTMENT

Guide Price **£325-350,000**



A retail investment producing £77,500 per annum. The property is arranged on ground and two upper floors to provide six retail units on the ground floor and three flats on the first/second floors together with ancillary storage. The site could be suitable for redevelopment subject to the necessary planning consents.

Situated

In the very busy suburb of Norris Green approximately 3.5 miles north east of the city centre. Broad Lane and Broadway are the main focus for retail and national multiples including Boots, Sayers, Farm Foods, Specsavers and Home Bargains amongst others.

Note

EPCs and measurements of the individual units are available on request.

Joint Auctioneers

Mason Owen & Partners



Not to scale. For identification purposes only

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DEMISE	TENANT	LEASE STATUS	ACCOMMODATION	LEASE TERM	FROM/TO	NEXT REVIEW	BREAK DATE	RENT PA	NOTES
42 Broad Lane	The Shaw Trust Limited	Current	Ground floor shop	5 Years	01/08/2011 to 31/07/2016	1/8/2013	01/08/2014	£17,500	The rent steps up to £22,500pa on 1/8/2012, and then £22,500 on 1/8/2013
44 Broad Lane	Life & Style Retail Ltd (In administration)	Current	Ground Floor Shop First Floor Storage	25 Years	25/12/1991 to 24/12/2016	25/12/2011		£30,000	A licence was granted to Ashlock Ltd to occupy the premises which expired at the end of February 2012 and they are in the process of negotiating a new lease, however they continue to pay the passing rent
44a Broad Lane	AAH Subsidiaries part of the Lloyds Pharmacy Group	Current	Ground floor shop	25 Years	25/12/1991 to 24/12/2016	25/12/2011		£25,000	The premises have been underlet to Caversham Finance Ltd t/a Bighthouse
46 Broad Lane	Mr P Melia	Current	Ground floor shop	1 Year	15/08/2011 to 14/08/2012			£5,000	
48/54 Broad Lane		Vacant	Ground floor shop						
42a/42b Broad Lane		Vacant	Living accommodation (not inspected)						
46a Broad Lane			Living accommodation (no access not inspected)						
Rent passing								£77,500.00pa	