

LOT  
**121**

**290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF**  
COMMERCIAL INVESTMENT

Guide price **£250,000**



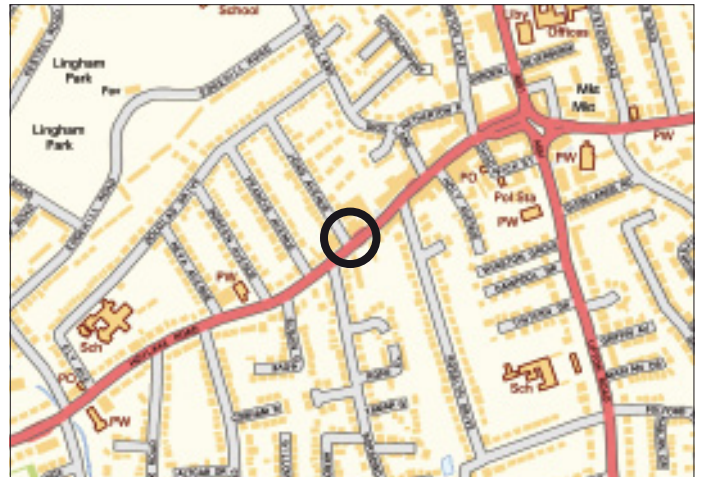
**A Freehold retail investment currently let producing £39,500 per annum. The premises comprise three individually let retail units arranged over ground and first floors.**

**Situated**

The property is situated within Moreton Town Centre approximately 3 miles North West of Birkenhead and 10 miles East of Liverpool. Many local and national retailers are close by.

**Joint Auctioneers**

**mason  
owen...**  
property consultants



Not to scale. For identification purposes only

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| NO.                   | PRESENT LESSEE                           | ACCOMMODATION  | LEASE TERMS   | CURRENT RENT PA | NEXT REVIEW/REVERSION | NOTES   |
|-----------------------|--|--|---|-----------------|-----------------------|---|
| 290                   | Funtimes (NW) Ltd<br>(not in occupation) | Ground Floor – 115m <sup>2</sup> (1238 sq ft)<br>First Floor – 103m <sup>2</sup> (1108 sq ft)        | 10 years from 1st February 2008. 5 yearly reviews. FR & I | £14,000 pa      | 1st February 2013     |   |
| 290                   | Sue Ryder                                | Ground Floor 103 m <sup>2</sup> (1108 sq ft)<br>First Floor Storage – 90.5m <sup>2</sup>             | 10 years from 24th February 2012. FR & I                  | £13,000 pa      | 24th February 2017    | The tenant has a break clause on 24th February 2017 |
| 290                   | Wirral Holistic Care Services            | Ground Floor – 98m <sup>2</sup> (1059 sq ft)<br>First Floor Storage – 80.9m <sup>2</sup> (870 sq ft) | 5 years from 5th October 2009. FR & I                     | £12,500 pa      | 5th October 2014      | Reversion 4th October 2014                          |
| Current Rent Reserved |  |  |   | £39,500 pa      |                       |   |