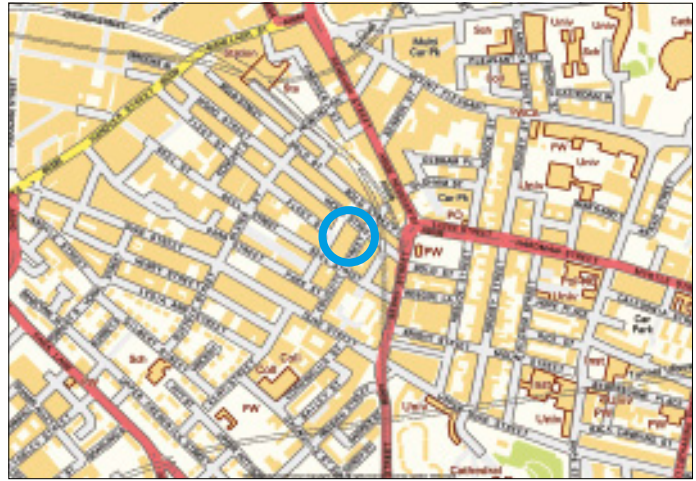


LOT

24

96 Wood Street, Liverpool L1 4DQ

*GUIDE PRICE £300,000 - £350,000



Not to scale. For identification purposes only

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LEASEHOLD CITY CENTRE GROUND FLOOR COMMERCIAL INVESTMENT. THE CURRENT RENT PASSING IS £30,000 PAX.

Description Leasehold city centre ground floor commercial investment on a prominent site. The property extends to approximately 165.66 sq m (1,783.16 sq ft) and is currently let for 15 years with a 10 year break option.

Situated The property occupies a prominent site to the corner of Wood Street and Colquitt Street just off Bold Street in a city centre location close to the main retail, leisure and residential areas including the student occupiers of John Moores University.

Ground Floor

| | SQ M | (SQ FT) |
|----------------------------|---------------|-----------------|
| Hairdressing salon | 127.33 | 1,370.60 |
| Store | 3.46 | 37.24 |
| Office | 4.14 | 44.56 |
| Store | 8.15 | 87.72 |
| Salon/Store with shower | 10.17 | 109.47 |
| Kitchen | 8.07 | 86.86 |
| Store | 4.34 | 46.71 |
| WC & Wash basin | | |
| Total Net | 165.66 | 1,783.16 |
| Internal Floor Area | | |

Note - Internal fit out to a good standard with electric warm air/air conditioning, cooling system, inset spotlighting

Service charge approx £600 per quarter. Peppercorn ground rent.

| TENANT | TERM | LEASE TERMS | RENT |
|--|-----------------------------|---|-------------|
| Ian Harold Limited with a 2 year personal guarantee on rent and schedule of condition. The tenant has 3 existing Liverpool salons. | 15 years from 15th May 2015 | 5 yearly rent reviews to RPI or market price whichever is the higher. Tenant only break option at 10 years. Tenants internal repairing, decorating and windows. | £30,000 PAX |