

FOR SALE

Freehold
Retail & Residential
Investment
£245,000

6/6a Mackets Lane
Hunts Cross
Liverpool
L25 0LQ



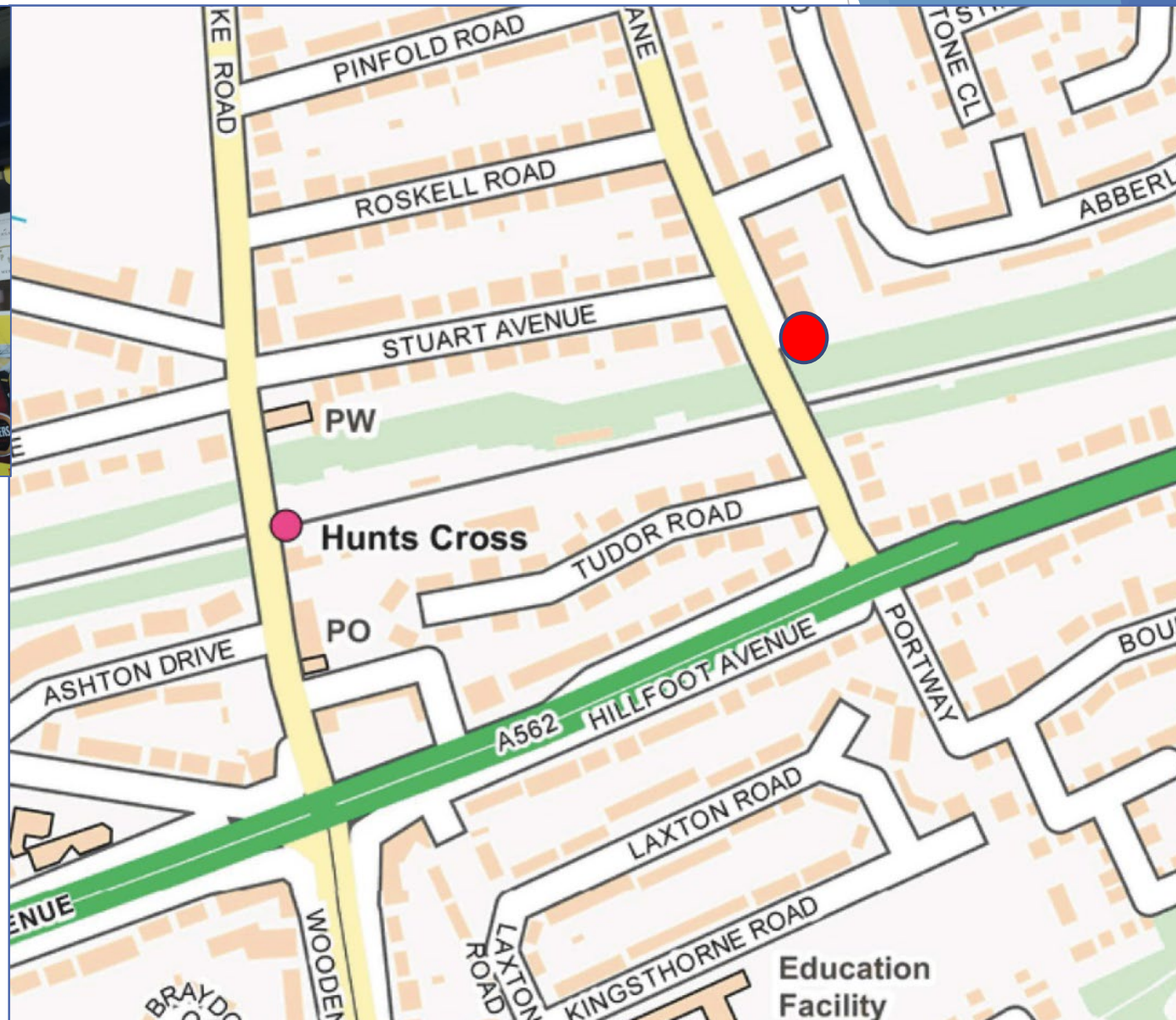


LOCATION

The property is positioned at the end of a retail parade of 10 retail units situated in a predominantly residential area of Hunt's Cross a short distance from Hunt's Cross town centre, approximately 6 miles south-east of Liverpool City Centre.

TENURE

Freehold



DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation and parking to the rear. The first floor comprises of a separately accessed two-bedroom residential flat. The flat has been recently refurbished with modern a kitchen and bathroom.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

| Ground Floor Retail | | |
|---------------------|------------|-------------|
| Internal Width | 7.76 m | 25 ft |
| Sales Depth | 18.26 m | 60 ft |
| Ground Floor Sales | 141 sq m | 1,518 sq ft |
| Rear Ancillary | 29.02 sq m | 312 sq ft |
| First Floor | | |
| Residential Flat | 82 sq m | 882 sq ft |



TENANCIES

Ground Floor

Let to Martin McColl Ltd on a 15-year full repairing and insuring lease from January 2017, expiring January 2032. The lease is subject to tenant operable break clauses in the 5th and 10th anniversaries of the term subject to 6 months notice. The lease provides upward only rent reviews in the 5th and 10th anniversaries of the term.

First Floor

Let on a 12-month Assured Shorthold Tenancy (AST) agreement.

RENT

| | |
|---------------------------|--------------------------------|
| Ground floor commercial - | £13,200 per annum |
| First floor residential - | £6,600 per annum (£550 pcm) |
| Total gross income - | £19,800 per annum |

PURCHASE PRICE

£245,000 (The purchase price reflects a gross yield of 8.1%)



ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VAT

The premises have not been elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor's costs in connection with the transaction and any Stamp Duty thereon.

EPC

Ground Floor

Certificate Ref No: 9990-9913-0341-7190-4034

Energy Performance Asset Rating: C-74

First Floor

Certificate Ref No: 9298-0084-7283-4356-9990

Energy Performance Asset Rating: D-60

CONTACT/VIEWING

For viewing and any further information please contact:
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