

## Liverpool 650 Longmoor Lane Merseyside L10 9LA

- **Modern Freehold Convenience Store Investment**
- Newly built property let to Tesco Stores Ltd
- Lease expiry 2033 (1)
- Rent Review 2018 linked to RPI
- Current Rent Reserved

**£45,000 pa**  
**rising to a minimum of**  
**£47,295 pa in 2018**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**Tenure**  
Freehold.

### Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6, 4 miles from Liverpool city centre.

The property is situated on the south side of Longmoor Lane (A506) close to the junction with Swainson Road in an established parade and opposite Fazakerley Hospital and a new school. The A506 dual carriageway links to Junction 6 of the M57 a short distance to the east and the A59 to the west that leads directly to the city centre to the south. Occupiers close by include William Hill and a variety of local traders. Adjacent is a site to be redeveloped by the Seller in the summer to provide a single storey parade of retail units of some 5,000 sq ft. The Seller advises tenants will include Subway, Garlands Pharmacy and Whitecross Vets.

### Description

This newly built property is arranged on ground and one upper floor to provide a ground floor convenience store with ancillary accommodation to the first floor. The property benefits from a goods lift between both floors and 14 car parking spaces.

The property provides the following accommodation and dimensions:

|                                       |                |                 |
|---------------------------------------|----------------|-----------------|
| <b>Gross Frontage (Longmoor Lane)</b> | <b>15.25 m</b> | <b>(50')</b>    |
| <b>Net Frontage</b>                   | <b>11.75 m</b> | <b>(38' 6")</b> |
| <b>Return Frontage</b>                | <b>17.80 m</b> | <b>(58' 5")</b> |
| <b>Shop and Built Depth</b>           | <b>19.10 m</b> | <b>(62' 8")</b> |

|                                |                    |                      |
|--------------------------------|--------------------|----------------------|
| <b>Ground Floor – Sales</b>    | <b>258.60 sq m</b> | <b>(2,784 sq ft)</b> |
| <b>First Floor – Ancillary</b> | <b>90.33 sq m</b>  | <b>(972 sq ft)</b>   |
| <b>Total</b>                   | <b>348.93 sq m</b> | <b>(3,756 sq ft)</b> |

### Tenancy

The entire property is to be let to TESCO STORES LTD for a term of 20 years from completion at a current rent of £45,000 per annum, exclusive of rates and service charge. The lease provides for annually compounded rent reviews linked to RPI every fifth year of the term (subject to minimum uplifts of 1% and maximum 4%) and contains full repairing and insuring covenants. The lease contains a tenant's option to break in the tenth year (1).

### Tenant Information

No. of Branches: 2,700.

Website Address: [www.tesco.com](http://www.tesco.com)

For the year ended 25th February 2012, Tesco Stores Ltd reported a turnover of £41.981bn, a pre-tax profit of £2.126bn, shareholders' funds of £7.048bn and a net worth of £6.894bn. (Source: riskdisk.com 18.04.13.)

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

