FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT

SPEKE ROAD

HUNTS CROSS RAILWAY STATION

HUNTS CROSS
271/285 SPEKE ROAD, LIVERPOOL L25 0NN

FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT
Hunts Cross is a densely populated suburb in the South of Liverpool.
Approximately 6 miles south of Liverpool city centre.
Comprises a Co-op Convenience Store, 6 unit shops and a 38 space car park.
Total income £149,582pa.
34% of the income is secured to Co-op until 2029 (TOB 2024)
Other tenants include TSB Bank, Sayers Bakers and David Pluck Bookmakers.
Large site area of 0.64 acres.
Offers in excess of £1,750,000 which shows a net initial yield of 8.05% after allowing for purchaser’s costs at 6.2%.
The historic port of Liverpool is the UK’s sixth largest city and the commercial administrative centre for the County of Merseyside. The city has an urban population of approximately 435,000 and a wider district population of in excess of 1.8M within 30 minutes of the city centre.

The city has excellent communications links via the M62, M57 and M58 motorways providing direct access on to the M6 whilst the city centre links to the Wirral, Chester and North Wales by two tunnels which give access to the M53/Wirral Peninsula.

Liverpool John Lennon Airport is located approximately 6 miles south of the city centre and is one of Europe’s fastest growing regional airports.

Liverpool Lime Street Station has a direct rail service to London Euston with a journey time of approximately 2 hours.

The Liverpool city region is a £35 billion economy creating over one million jobs employed across 90,000 businesses.

Liverpool is one of the third largest wealth management centre in the UK and the home to a number of major financial institutions and public bodies.

Major employers include Royal Sun Alliance, Jaguar Landrover, Barclaycard, Shop Direct, HMRC and the Passport Office.

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Freehold Foodstore and Retail Parade Investment

Location

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Freehold Foodstore and Retail Parade Investment

Investment Summary

Location

Aerial

Situation

Description

Siteplan

Accommodation/Tenancies

Tenant Covenant

Further Info
FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT

**LOCATION**
- A562 Hillfoot Avenue
- Woodend Avenue
- A561 Speke Boulevard
- River Mersey
- To Mersey Gateway Bridge, M62 & M56
- To Liverpool City Centre

**ACCOMMODATION/TENANCIES**
- AstraZenica
- Hunts Cross Primary School
- Peoples Ford
- Premier Inn
- Home Bargains Megastore coming 2019
- Dobbies Garden Centre
- Travelodge
- Peoples Ford
- Trave洛dge
- Bellway Homes
- Premier Inn
- Liverpool John Lennon Airport
- Sequirus
- Premier Inn

**INVESTMENT SUMMARY**
- Freehold Foodstore and Retail Parade Investment

**SITEPLAN**
- AERIAL
- SITUATION
- DESCRIPTION
- TENANT COVENANT
- FURTHER INFO

**FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT**
The property is prominently located on the corner of Speke Road and Hillfoot Avenue (A562) one of the main arterial routes into Liverpool and serves the retail needs of the densely populated local area. Other occupiers nearby include a Shell Petrol Filling Station, Natwest, Barclays Bank and Lloyds Pharmacy. Hunts Cross Station is approximately 100 metres away and provides a regular service to Liverpool City Centre with a journey time of approximately 25 minutes.

The Jaguar Landrover plant at Halewood is located approximately one mile away and is a major employer in the local area, together with the industrial and business parks at Halewood and Speke.

Liverpool John Lennon Airport is approximately 2 miles away from the subject property.
DESCRIPTION

The property was constructed in the 1970’s and comprises a convenience store and six unit shops all arranged over ground and first floors with a dedicated 38 space car park. The property benefits from a service yard to the rear. The site area is approximately 0.64 acres.
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FURTHER INFO
SITEPLAN
INVESTMENT SUMMARY
LOCATION
AERIAL
SITUATION
DESCRIPTION
SITEPLAN
ACCOMMODATION/TENANCIES
TENANT COVENANT
FURTHER INFO

FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT

271/285 SPEKE ROAD, LIVERPOOL L25 8NN

FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT
### Accommodation & Tenancies

The leases are drawn on Full Repairing & Insuring terms by way of a service charge and insurance rent.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Tenant</th>
<th>Accommodation</th>
<th>Rent</th>
<th>Lease Terms</th>
<th>Rent Review</th>
<th>Break Date</th>
<th>Lease End</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>271/273 Speke Road</td>
<td>Co-operative Foodstores Ltd</td>
<td>GF: 3,183 sq ft  FF: 2,967 sq ft</td>
<td>£51,000</td>
<td>55 years from 20th Dec 1974</td>
<td>5 yearly</td>
<td>20.12.24</td>
<td>2029</td>
<td>Guarantor: Co-operative Group Food Limited</td>
</tr>
<tr>
<td>275 Speke Road</td>
<td>GJP &amp; D Stone t/a Card and Party</td>
<td>GF: Sales: 551 sq ft  FF: Ancillary: 293 sq ft</td>
<td>£14,500</td>
<td>10 years from 1st Nov 2009</td>
<td>5 yearly</td>
<td>-</td>
<td>2019</td>
<td></td>
</tr>
<tr>
<td>277 Speke Road</td>
<td>Sayers the Bakers Ltd</td>
<td>GF: Sales: 524 sq ft  FF: Ancillary: 291 sq ft</td>
<td>£14,480</td>
<td>10 years from 30th June 2015</td>
<td>5 yearly</td>
<td>2.06.20</td>
<td>2025</td>
<td></td>
</tr>
<tr>
<td>279 Speke Road</td>
<td>Mrs M Daley t/a Base Hairdressers</td>
<td>GF: Sales: 329 sq ft  FF: Ancillary: 263 sq ft</td>
<td>£8,900</td>
<td>10 years from 25th Dec 2013</td>
<td>5 yearly</td>
<td>-</td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td>281-283 Speke Road</td>
<td>David Pluck (North West) Ltd t/a Bet David Pluck</td>
<td>GF: Sales: 867 sq ft  FF: Ancillary: 555 sq ft</td>
<td>£25,000</td>
<td>15 years from 13th Dec 2011</td>
<td>5 yearly</td>
<td>13.12.21</td>
<td>2026</td>
<td></td>
</tr>
<tr>
<td>285 Speke Road</td>
<td>Mohammad Abdul Wadud t/a Raj Takeaway</td>
<td>GF: Sales: 554 sq ft  FF: Ancillary: 300 sq ft</td>
<td>£17,750</td>
<td>10 years from 28th Nov 2017</td>
<td>1 yearly</td>
<td>-</td>
<td>2027</td>
<td>Annual rental increases of 3% per annum</td>
</tr>
<tr>
<td>Car Park</td>
<td>Car Park Management Company</td>
<td></td>
<td>£2,680</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Nett income December 2017</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>£149,582</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## TENANT COVENANT

### Co-operative Group

Co-op is the UK's 5th largest food retailer with almost 2,800 local convenience and medium sized stores employing over 69,000 people.

<table>
<thead>
<tr>
<th>Tenant Company</th>
<th>Start Date</th>
<th>End Date</th>
<th>Sales Turnover</th>
<th>Pre-Tax Profit (Loss)</th>
<th>Shareholders Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Co-operative Foodstores Ltd</td>
<td>6 Jan 2018</td>
<td>31 Dec 2016</td>
<td>£1,578,100,000</td>
<td>£34,000</td>
<td>£21,000,000</td>
</tr>
<tr>
<td>Co-operative Group Food Ltd</td>
<td>6 Jan 2018</td>
<td>31 Dec 2016</td>
<td>£7,159,600,000</td>
<td>£861,816</td>
<td>£1,975,100,000</td>
</tr>
</tbody>
</table>

### Sayers the Bakers Ltd

Sayers is the largest independent retail baker in the North West of England, established in 1912 in Liverpool. They have over 150 stores, in the North West of England and Wales.

<table>
<thead>
<tr>
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<th>Shareholders Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sayers the Bakers Ltd</td>
<td>30 Sep 2017</td>
<td>30 Sep 2016</td>
<td>£48,307,000</td>
<td>£36,000</td>
<td>£2,388,000</td>
</tr>
<tr>
<td>Sayers the Bakers Ltd</td>
<td>30 Dec 2017</td>
<td>30 Dec 2016</td>
<td>£48,520,000</td>
<td>£36,000</td>
<td>£2,388,000</td>
</tr>
</tbody>
</table>

### David Pluck (North West) Ltd

David Pluck was established in 1980 with one shop in Widnes and are now in the top six independent Bookmakers in the UK, with 37 betting shops.

<table>
<thead>
<tr>
<th>Tenant Company</th>
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<th>End Date</th>
<th>Sales Turnover</th>
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<th>Shareholders Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Pluck (North West) Ltd</td>
<td>30 Dec 2017</td>
<td>30 Dec 2016</td>
<td>£12,455,234</td>
<td>£861,816</td>
<td>£1,975,100,000</td>
</tr>
</tbody>
</table>

### TSB Bank plc

TSB Bank plc is a retail and commercial bank in the United Kingdom, and are a subsidiary of the Sabadell Group. TSB Bank operates a network of 550 branches across England, Scotland and Wales and has more than 4.6 million customers with over £20 billion of loans and customer deposits.

<table>
<thead>
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<th>Shareholders Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSB Bank plc</td>
<td>30 Dec 2017</td>
<td>30 Dec 2016</td>
<td>£1,273,980</td>
<td>£1,297,300</td>
<td>£1,175,700</td>
</tr>
</tbody>
</table>

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**HUNTS CROSS**

**271/285 SPEKE ROAD, LIVERPOOL L25 8NN**

**INVESTMENT SUMMARY**

**LOCATION**

**AERIAL**

**SITUATION**

**DESCRIPTION**

**SITEPLAN**

**ACCOMMODATION/TENANCIES**

**TENANT COVENANT**

**FURTHER INFO**

**FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT**

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**FURTHER INFO**
We have been instructed to seek offers in excess of £1,750,000 subject to contract and exclusive of VAT which would show a net initial yield of approximately 8.05% after allowing for usual purchaser’s costs at 6.2%.

TENURE VAT
Freehold. The property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATES
EPC certificates have been commissioned and will be provided on request.

FURTHER INFORMATION

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FREEHOLD FOODSTORE AND RETAIL PARADE INVESTMENT