



Leasehold Industrial Investment

Land and buildings to the east side and 30 Lees Road, Knowsley Industrial Park, Knowsley, Liverpool, L33 7SE

LOT 47 - Liverpool Leasehold Industrial Investment

Land and buildings to the east side and 30 Lees Road, Knowsley Industrial Park, Knowsley,

GUIDE PRICE *

£350,000+

Gross Initial Yield 15.71%

Commercial - 3rd February 2021

Online (Bidding will open at 11.00 am for ALL lots)

11.00am

Key Features

- Site area extending to approx. 0.179 ha (0.443 acres)
- Let on a new 15 year lease expiring 2035 (1)
- Situated on the established Knowsley Industrial Park
- RPI linked rent reviews
- VAT is not applicable
- **Six Week Completion Available**

Current Gross Rent Reserved

£55,000 p.a.

Tenure

Leasehold. Held by way of two leases, each for 98 years from 01.04.1946 (thus having approximately 23 years unexpired) at a current ground rent of a peppercorn.



Location

- ★ Liverpool is one of the principal cities of the North West and is the nucleus of the metropolitan area of Merseyside with the suburb of Knowsley located approximately 6.5 miles north east of the City Centre
- ▲ The M57 lies to the south of Knowsley Industrial Park and links with the M58 to the north and M62 to the south which, together with the A580 all provide access to the M6 approximately 10 miles to the east
- ✚ The property is situated within the established Knowsley Industrial Park on the east side of Lees road between its junctions with Kirkby Bank Road and Gladeswood Road
- 🏢 Occupiers close by include Diaper Ingredion (opposite) and many other national and local companies within the wider Knowsley Industrial Park

Additional Information

- The Property comprises a broadly level site extending to approximately 0.179 ha (0.443 acres) upon which is a building presently used for storage to the ground floor and offices at first floor level

VAT - VAT is not applicable to this Lot.

EPC - Exempt

Allsop

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Present Lessee	Accommodation	Approx GIA		Lease Details	Current Rent (PA)	Next Review / Reversion
CD Solutions North West Limited	Ground Floor ⁽²⁾	164.55 sq m	1,771 sq ft	15 years from 01.12.20 RPI linked rent review 01.12.2021 and annually thereafter There is a mutual break option on 31.05.2027 ⁽¹⁾ FR& I	£55,000 p.a.	RPI linked Rent Review Dec 2021
	First Floor	51.15 sq m	551 sq ft			
	Subtotal	215.7 sq m	2,322 sq ft			

(2) Allsop were not able to gain access to all elements of the ground floor accommodation. The floor area stated includes an estimate of the area of the inaccessible parts based on external measurements taken.

Featured 1



Featured 2







Addendum

In the Particulars of Sale the following amendments apply:

Tenure - Leasehold. Held by way of two leases, each for 98 years from 01.04.1946 (thus having approximately 23 years unexpired) at a current ground rent of a peppercorn.

For the avoidance of doubt VAT is not applicable.

The online catalogue has been updated.

Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

Pre-registration approval to bid

Allsop now requires all bidders who wish to bid at our Auctions to Register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

Buyers' fees, Seller's fees and additional charges

8. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,250** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£250** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.
12. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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14. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not necessarily drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries.

The Auctioneers cannot guarantee that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.