



FOR SALE

161 Ford Road, Upton, Wirral,
CH49 0TH

- Freehold Investment Opportunity
- Well Established Commercial District
- Current Passing Rent: £9,000 pa
- Net Initial Yield of 10.4% (after allowing for purchaser's costs at 1.8%)

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Location

The property forms part of a local shopping parade comprising local type occupiers situated approximately 2.5 miles to the east of Birkenhead Town Centre with the property a short distance from junction 2 of the M53 motorway which provides links to the surrounding Wirral district as well as Liverpool City Centre via the Kingsway tunnel.

The Property

The premises consists of a two storey mid-terrace building comprising of ground floor retail unit together with ancillary storage accommodation to the first floor. Internally, the property has been fit out to a high standard and currently trading as a Sunbed shop benefiting from a carpet tiled floor coverings throughout, suspended ceiling with recessed fluorescent strip lighting, three phase electricity, and kitchenette and WC facilities to the rear of the ground floor. Externally, the property benefits from a single glazed aluminium framed frontage and nearby kerbside parking provision.

Accommodation

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

Ground Floor

NIA: 95.5 sq.m. (1,028 sq.ft.)

First Floor

NIA: 40.1 sq.m. (432 sq.ft.)

Tenancy Information

We understand that the property is currently let to Sunbed Studio, on a Full Repairing and Insuring Lease for a Term of 5 years from 23rd

June 2016, at a current passing rent of £9,000 per annum.

Further details upon request.

EPC

Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £8,300.

The Uniform Business Rate 2020/21 is 49.1p (or 50.4p above £18,000). Interested parties should make their own enquiry of Wirral Council's Rating Department or www.voa.gov.uk/businessrates.

Price

£85,000, for the Freehold interest.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

