

St Helens - 20 Bridge Street, Merseyside WA10 1NW
Freehold Restaurant Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



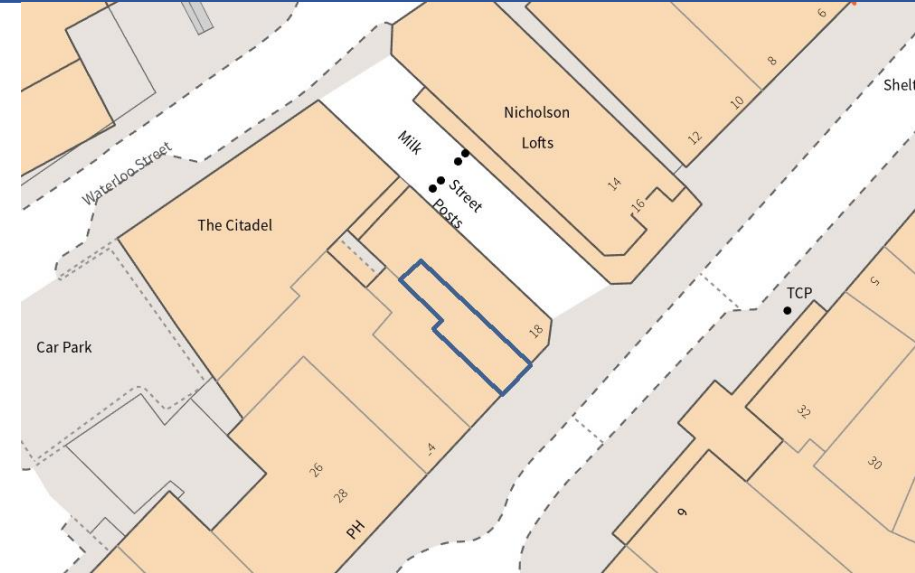
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Investment Consideration:

- Purchase Price: £170,000
- Gross Initial Yield: 10.29%
- Rental Income: £17,500 p.a.
- VAT is applicable to this property
- Comprises ground floor shop t/a Subway with ancillary accommodation at first floor
- Town centre location opposite Church Square Shopping Centre, with occupiers nearby including Specsavers, Café Nero, Nando's and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 20 (Ground/First Floor)	Ground Floor: 48.10 sq m (517 sq ft) Open plan takeaway, Storage First Floor: 41.30 sq m (445 sq ft) Ancillary, Seating Area	Subway Realty Ltd	10 Years from 27 February 2014	£17,500	Note 1: FRI Note 2: Break option in 2019 NOT exercised
			Total	£17,500	

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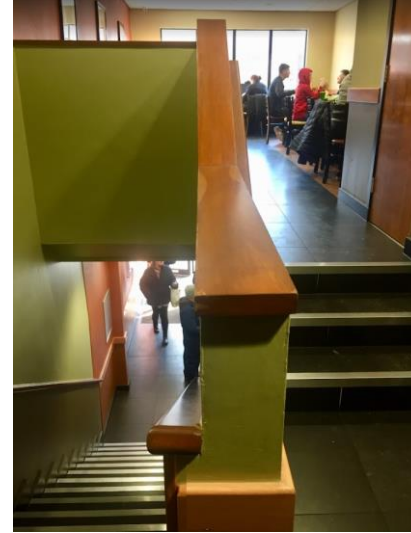
Property Description:

The property comprises ground floor shop with ancillary accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: Shop	48.10 sq m	(517 sq ft)
Open plan takeaway, Storage		
First Floor: Ancillary	41.30 sq m	(445 sq ft)
Additional Seating Area, Storage		
Total net internal area:	89.40 sq m	(962 sq ft)

Tenancy:

The property is at present let to Subway Realty Ltd for a term of 10 Years from 27rd February 2014 at a current rent of £17,500 per annum and the lease contains full repairing and insuring covenants. Break option in 2019 NOT exercised.



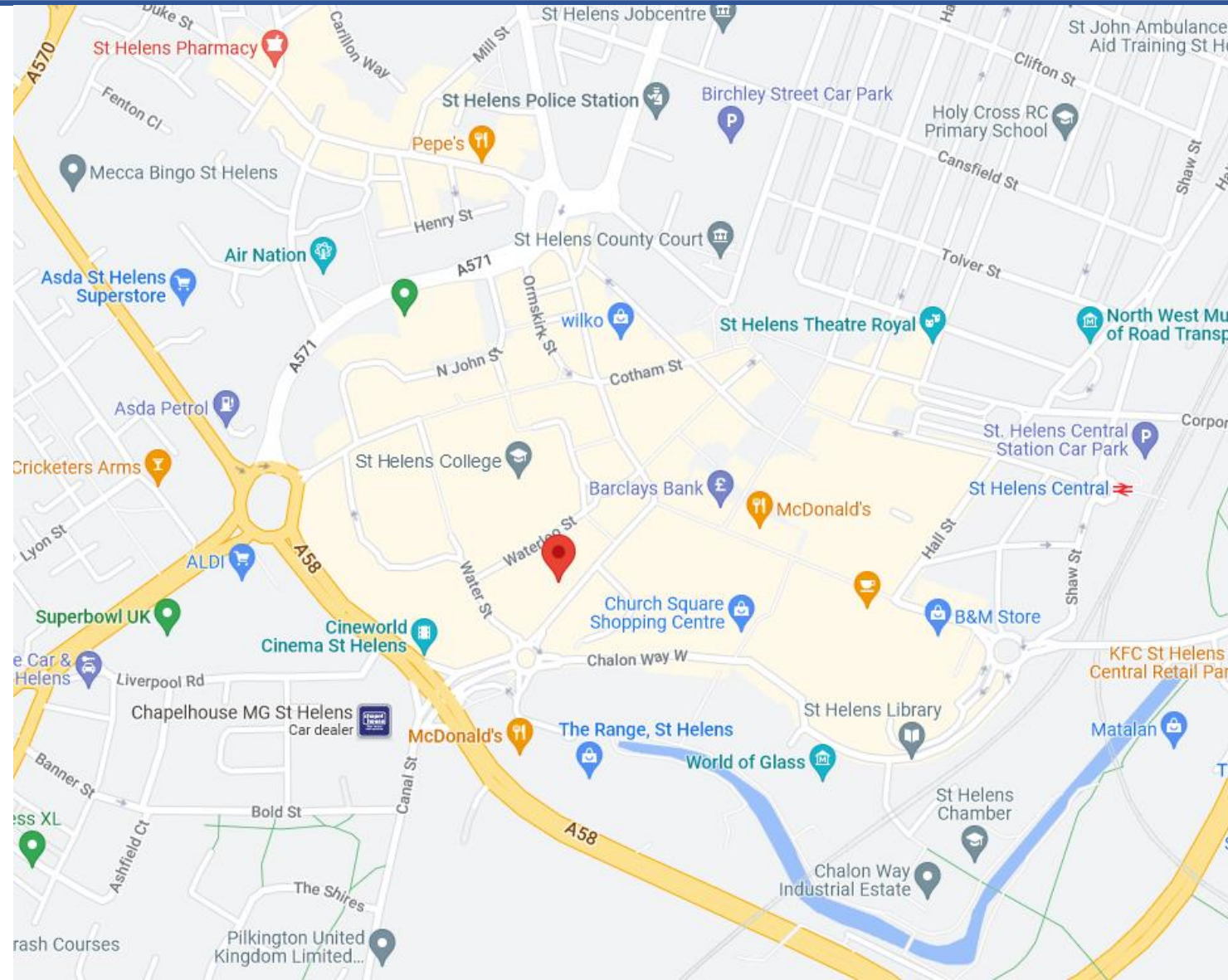
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Location:

St Helens is a large town in Merseyside and is also the administrative centre of the Metropolitan Borough of St Helens. The town is well served by motorway links with the east–west corridors of the M58 and M62 to the north and south of the town respectively. The town is also served by the parallel-running north–south routes of the M57 and M6 to the east and west. The property is located in a prominent corner position in the town centre situated on the north-west side of Bridge Street, at its junction with Milk Street. The property is opposite Church Square Shopping Centre with occupiers including Boots the Chemist, Pandora, JD Sports, H&M and Costa. Other nearby occupiers include Specsavers, Caffé Nero and Nando's.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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