

FOR SALE

INCOME PRODUCING INVESTMENT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£155,000



397 Upton Road, Noctorum, Wirral CH43 9SE

LOCATION

The property occupies an excellent position facing Upton Road and is part of an established shopping parade. The property is located approximately 7 miles from Liverpool City Centre and 2 miles away from the M53, and is a stone's throw away from Upton Train Station. Occupiers nearby include Co-op, Boots Pharmacy, The Avenue Chinese Takeaway and Dental Solutions.

DESCRIPTION

The building is set over two storeys and comprises Cakes by the Lakes café on the ground floor and Studio Modern Barbers on the first floor.

The ground floor has a large fully glazed shop front with an electric steel roller shutter and toilet facilities. The ground floor is internally layout with seating area towards the front and staff ancillary accommodation behind. The first floor is of an open layout consistent with a traditional barbershop and is accessed via a direct private staircase. The whole property benefits from the provision of street parking directly in front.

TENURE

Freehold.

PURCHASE PRICE

Offers in excess of £155,000 are invited for the whole building.

VAT

The property is not elected for VAT.

EPC

Ground Floor Certificate Number: 4575-6719-8279-7596-1697
Energy Performance Asset Rating: B
First Floor Certificate Number: 285200547-3782-5026-7364
Energy Performance Asset Rating: C

OCCUPATION DETAILS

The ground floor is occupied by Cakes by the Lakes by way of an effective full repairing and insuring lease for 5 years from 22nd July 2024 at £9,500 per annum. The lease includes a break clause at the 3rd anniversary on 22nd July 2027.

The first floor is occupied by Studio Modern Barbers by way of an effective full repairing and insuring lease for 5 years from 24th November 2021 at £4,750. The tenants have recently agreed a 5-year reversionary lease at the passing rent which will be completed prior to the sale. The reversionary lease includes a break clause at the 3rd anniversary.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Sion Jones of Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared October 2026



397 Upton Road, Noctorum, Wirral CH43 9SE

