



Beacon Parade, 49-73 Telegraph Road Heswall, Wirral, Merseyside, CH60 0AD

- Prime mixed retail/residential investment opportunity in popular location
- Unbroken terrace of 7 ground floor shops with 7 residential flats above
- On site car parking for 22 cars and 3 lock-up garages
- Producing a current rental income of £131,348 per annum

Beacon Parade

Telegraph Road, Heswall

LOCATION

Beacon Parade is located on Telegraph Road (A450), which is the main route through the affluent commuter town of Heswall in the Wirral. There are accesses to either side of the building via Beacon Lane and West Drive respectively. The property has a right of way over Beacon Lane and a pedestrian right of way over West Drive. Nearby occupiers mainly consist of local independent retailers with some intermittent residential development

DESCRIPTION

Beacon Parade is a detached two-storey parade of shops incorporating 7 retail units on the ground floor and 7 residential flats above. The building sits on a self-contained site including a customer car park to the front with space for 10 cars, together with 5 marked staff parking bays. There are also 7 demised parking spaces to the rear for the flat residents.

The shops benefit from large glazed display frontages, with the accommodation typically consisting of an open plan retail area to the front and WC facilities to the rear. Some of the occupiers have incorporated stores/offices/kitchen/food preparation areas within their individual units dependent on use. Current occupiers include Indian and Chinese hot food take-aways, a hand-made burger restaurant and take-away, a Turkish barber, bakery chain, dry cleaners and a micro-pub and take-away.

The first floor flats are accessed from the rear of the building via an external staircase to the West Drive side, which leads to a shared walkway and balcony. Flats 1-6 provide two-bed living accommodation and Flat 7 has a single bedroom. A typical layout comprises: hallway, living room, kitchen, bedroom(s) and bathroom. Some of the flats feature private balconies to the front.

There is a block of 3 lock-up garages to the rear of the main building, which are rented out separately for storage purposes.

ACCOMMODATION

Ground Floor	7 x retail units	4,403 sq ft	409.01 sq m
First Floor	7 x residential flats	3,730 sq ft	358.54 sq m
Total Net Internal Area		8,133 sq ft	767.55 sq m
Garages	3 x lock-up garages	384 sq ft	35.67 sq m

Each retail unit extends to circa 629 sq ft (58.43 sq m)

Each 2-bed flat extends to circa 540 sq ft (50.17 sq m)

The 1-bed flat extends to circa 490 sq ft (45.52 sq m)



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PLANNING

We understand the shops fall within either Class E or Sui Generis use (with the latter applying to hot food take-aways) and the first floor flats have a Class C3 use under the Town & Country Planning (Use Classes) Order 1987 (as amended).

SERVICES

We understand that all mains services are available or connected to the main building, including gas central heating to the first floor flats. The lock-up garages benefit from mains electricity only. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

TENURE

The property is available to purchase freehold subject to the occupational leases (as detailed in the Tenancy Schedule). It is intended that the property will be sold as a TOGC.

PRICE

Price upon application.

In accordance with current Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

SERVICE CHARGE

We understand a service charge and insurance rent is payable to the landlord in addition to the basic rent. Further details upon request.

LOCAL AUTHORITY

Wirral Council, PO Box 20, Wallasey, CH27 9FQ - Tel: 0151 606 2000

VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

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Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3771LA



Printcode: 2022111

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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TENANCY SCHEDULE

Demise	Tenant	Passing Rent	Lease Details
Unit 1	Chatwins Ltd	£12,000 per annum	* Lease dated 3 April 2019 * 10 years from 3 April 2019 * Expiry 2 April 2029 * Rent review 3 April 2024 * Break clause 3 April 2024 * Schedule of Condition
Unit 2	The Beer Lab Ltd	£12,000 per annum	* Lease dated 3 July 2018 * 5 years from 4 June 2019 * Expiry 3 June 2023 * Schedule of Condition
Unit 3	Soran Latef Omar trading as Turkish Golden Scissors	£13,500 per annum	* Lease dated 3 Sept 2020 * 5 years from 3 Sept 2020 * Expiry 2 Sept 2025 * Break clause 3 Sept 2023
Unit 4	V & A Finest Dry Cleaners	£12,000 per annum	* Lease dated 30 Nov 2018 * 5 years from 1 Dec 2018 * Expiry 30 Nov 2023
Unit 5	Mohammed Abdul Muhit trading as Millennium Tandoori	£13,500 per annum	* Lease dated 9 July 2021 * 20 years from 1 Dec 2020 * Expiry 30 Nov 2040 * 5 yearly rent reviews
Unit 6	Oliver Russell Tatler and Thomas Joseph Robinson-Parsons trading as Bun	£13,500 per annum	* Lease dated 27 Nov 2020 * 5 years from 27 Nov 2020 * Expiry 26 Nov 2025
Unit 7	Hing Wo Tong trading as Imperial Chinese Take-Away	£11,000 per annum	* Lease dated 19 Nov 2018 * Assigned to tenant 29 June 2021 * 5 years from 19 Nov 2018 * Expiry 18 Nov 2023
Flat 1	Private individual	£7,140 per annum	* Rolling AST from 16 July 2021
Flat 2	Private individual	£5,940 per annum	* Rolling AST from 26 Jan 2012
Flat 3	Private individual	£5,988 per annum	* Rolling AST from 19 Dec 2016
Flat 4	Private individual	£6,600 per annum	* Rolling AST from 2 Dec 2019
Flat 5	Private individual	£5,940 per annum	* Rolling AST from 1 Feb 2019
Flat 6	Private individual	£6,300 per annum	* Rolling AST from 3 Aug 2018
Flat 7	Private individual	£4,200 per annum	* Rolling AST from 1 May 2010
Garage 1	The Beer Lab Ltd	£600 per annum	* Licence from 28 April 2021
Garage 2	Northwood (Wirral) Ltd	£600 per annum	* Licence from 3 Jan 2017
Garage 3	Mr A Kinseley	£540 per annum	* Licence from 5 March 2010
	Total Rental Income	£131,348 per annum	

RATEABLE VALUES AND ENERGY PERFORMANCE CERTIFICATES

Please see the table below for the Rateable Values of the ground floor shops in the 2017 Rating List and also current Energy Ratings. New EPC's have been commissioned on some of the units and details will be available shortly.

Shop No	RV	EPC	Flat No	CT Band	EPC
Unit 1	£12,000	D(85)	Flat 1	Band A	D(56)
Unit 2	£12,250	E(121)	Flat 2	Band A	E(53)
Unit 3	£12,000	D(88)	Flat 3	Band A	E(51)
Unit 4	£12,000	E(125)	Flat 4	Band A	E(53)
Unit 5	£12,000	D(91)	Flat 5	Band A	D(56)
Unit 6	£12,000	C(70)	Flat 6	Band A	D(63)
Unit 7	£10,250	D(87)	Flat 7	Band A	E(47)