

# FOR SALE

40-60 Wallasey Road, Liscard,  
Wallasey CH45 4NW

**UNBROKEN FREEHOLD  
RETAIL PARADE  
INVESTMENT  
OPPORTUNITY**

**ANCHORED BY NEW  
30 YEAR LEASE TO  
J D WETHERSPOON PLC**



## INVESTMENT SUMMARY

- Prominent position fronting Wallasey Road
- Two storey parade providing 8 retail units and 1 leisure unit
- Rear car park/service area accessed off Wallasey Road and Moseley Avenue
- Fully let with 68% of income from Wetherspoons, Oxfam, BetFred and Papa Johns
- 43% of income secured to J D Wetherspoon Plc on a letting for 30 years from August 2025 with fixed rental increases
- Wetherspoons have commenced a £300,000 refurbishment of their premises to include an outdoor seating area to the rear
- A small service charge is administered by the managing agent on behalf of the freeholder
- Passing Rent: **£173,800 per annum**
- Seeking offers in excess of **£1,700,000** subject to contract and exclusive of VAT  
Net Initial Yield: **9.63%**  
(after purchaser's costs at **6.18%**)
- Reversionary Yield August 2026: 10.18%  
(after purchaser's costs at 6.18%)



## PROPOSAL

We are instructed to seek offers **in excess of £1,700,000** subject to contract and exclusive of VAT for our client's freehold interest in this investment.

A purchase at this price will reflect a Net Initial Yield of **9.63%** and in August 2026 a Reversionary Yield of **10.18%** following the fixed rent increase (54/56 Wallasey Road), after allowing for usual purchaser's costs of **6.18%**.

# LOCATION

Liscard is the most centrally located of the townships and residential areas which collectively are known as Wallasey, a densely populated conurbation in North Wirral that is home to approximately 86,000 people (ONS, 2021 Census).

Liscard is located 1 mile north west of Birkenhead, 4 miles west of Liverpool across the River Mersey and 24 miles north of Chester. The area benefits from excellent road connectivity via the M53, which links directly to Liverpool city centre via the Kingsway (Wallasey) Tunnel in less than 15 minutes and provides southbound access to the M56 and M6 corridors. The area is also well served by Merseyrail services, providing frequent connections to Liverpool and the wider Wirral Peninsula.



## MAJOR REGENERATION PROGRAMME

Wirral Council has secured £10.78 million from the previous Conservative Government's Levelling Up Fund Round 3, matched by £1.2 million of council funding, representing a £12 million investment package for Liscard's regeneration. Guided by the Liscard Neighbourhood Framework approved in 2021, the programme focuses on creating a more locally distinctive and community-focused town centre. Demolition works commenced in April 2025 on the former municipal building at Seaview Road to make way for affordable housing, with a development partner currently being sought.

# SITUATION

The subject property occupies a prominent position fronting Wallasey Road in Liscard town centre. Liscard is the main retail and service centre for Wallasey and North Wirral, catering predominantly to the local catchment as illustrated by a 98.2% retention rate for convenience retail (www.wirral.gov.uk). The arterial roads, including Wallasey Road, leading to the central core feature a diverse mix of independent retailers and leisure operators.

The nearby Cherry Tree Shopping Centre is home to several national retailers, including Primark, B&M, Holland & Barrett, Home Bargains and Card Factory, alongside key service operators such as Specsavers, EE and Hays Travel. The scheme is 95% let in terms of unit numbers.

PRIMARK®

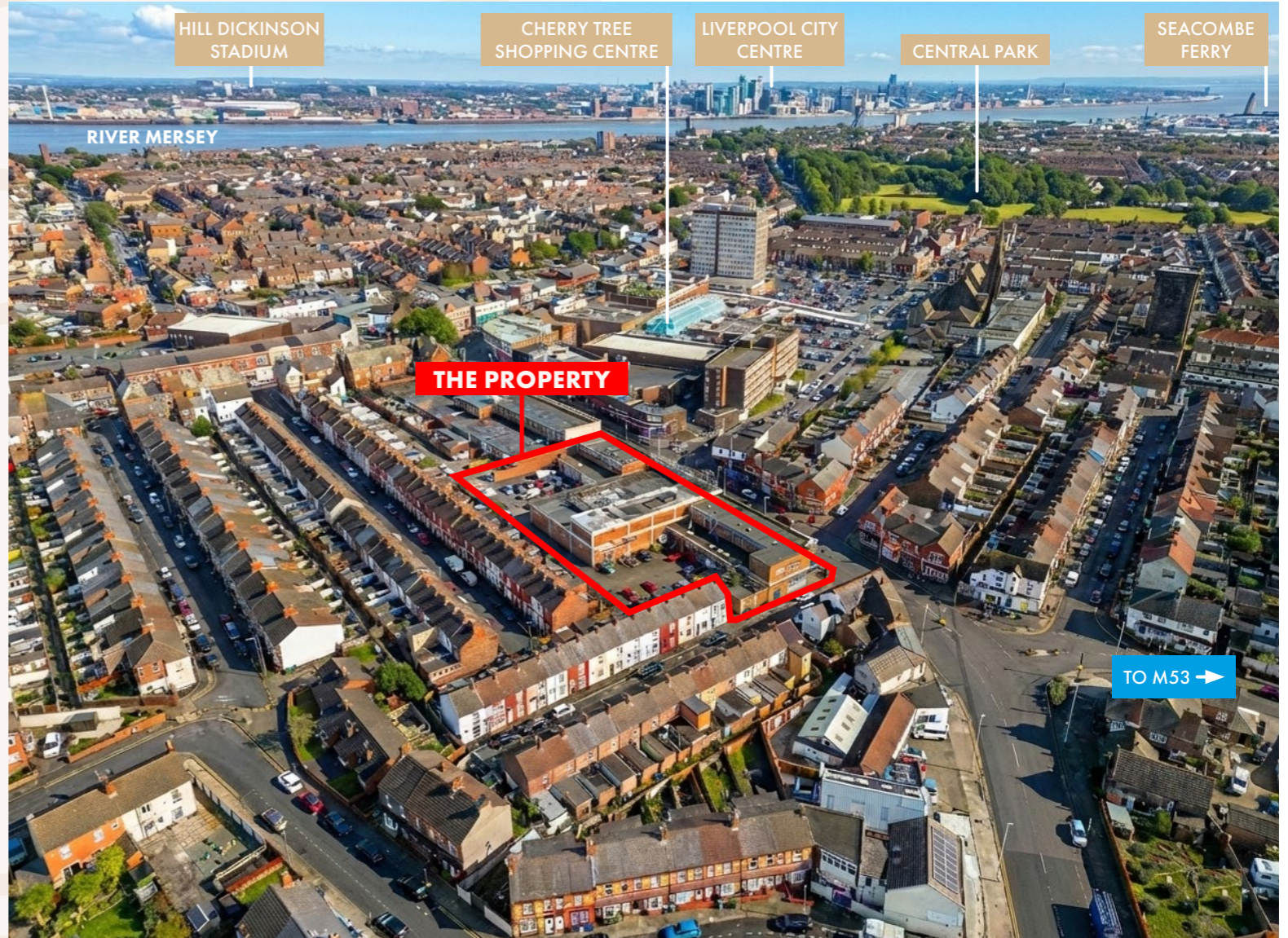


HOLLAND & BARRETT

home bargains

Card Factory

Specsavers®



Outline for indicative purposes only

## DESCRIPTION

The premises comprise a two storey retail parade providing 8 retail units and one leisure unit. The retail units provide ground floor sales accommodation with ancillary space at first floor level. The parade benefits from a 24-space car park and service area to the rear accessed off both Wallasey Road and Moseley Avenue.

Wetherspoons have commenced works on the canopy to the front and to construct an outside seating area on part of the service yard/ car park to the rear. Wetherspoons will also be undertaking internal refurbishment of the bar area.

We understand the total cost of works to be in excess of £300,000.



## ACCOMMODATION

The properties have the following approximate Net Internal Areas, dimensions and EPC ratings:

40 Wallasey Road - EPC D99		
<b>Net Frontage</b>	4.82 m	15' 10"
<b>Ground Floor Sales</b>	58.66 sq m	631 sq ft
<b>Ground Floor Ancillary</b>	5.63 sq m	61 sq ft
<b>First Floor Ancillary</b>	35.02 sq m	377 sq ft

42 Wallasey Road - EPC C74		
<b>Net Frontage</b>	4.66 m	15' 04"
<b>Ground Floor Sales</b>	49.06 sq m	528 sq ft
<b>Ground Floor Ancillary</b>	10.81 sq m	116 sq ft
<b>First Floor Ancillary</b>	26.41 sq m	284 sq ft

44 Wallasey Road - EPC C57		
<b>Net Frontage</b>	4.88 m	16' 01"
<b>Ground Floor Sales</b>	59.33 sq m	639 sq ft
<b>Ground Floor Ancillary</b>	5.17 sq m	56 sq ft
<b>First Floor Ancillary</b>	VOID NO ACCESS	

46 Wallasey Road - EPC D88		
<b>Net Frontage</b>	4.77 m	15' 08"
<b>Ground Floor Sales</b>	56.45 sq m	608 sq ft
<b>Ground Floor Ancillary</b>	10.24 sq m	110 sq ft
<b>First Floor Ancillary</b>	34.36 sq m	370 sq ft

48 Wallasey Road - EPC B42		
<b>Net Frontage</b>	24.51 m	80' 05"
<b>Ground Floor Front of House</b>	521.47 sq m	5,613 sq ft
<b>Ground Floor Back of House</b>	235.12 sq m	2,531 sq ft
<b>First Floor Ancillary inc. Mezz</b>	522.30 sq m	5,622 sq ft

50 Wallasey Road - EPC B48		
<b>Net Frontage</b>	4.75 m	15' 07"
<b>Ground Floor Sales</b>	70.21 sq m	756 sq ft
<b>First Floor Ancillary</b>	35.28 sq m	380 sq ft

52 Wallasey Road - EPC C65		
<b>Net Frontage</b>	4.32 m	14' 02"
<b>Ground Floor Sales</b>	63.08 sq m	679 sq ft
<b>First Floor Ancillary</b>	34.32 sq m	369 sq ft

54-56 Wallasey Road - EPC C53		
<b>Net Frontage</b>	9.85 m	32' 04"
<b>Ground Floor Sales</b>	105.01 sq m	1,130 sq ft
<b>Ground Floor Ancillary</b>	13.64 sq m	147 sq ft
<b>Mezzanine</b>	12.65 sq m	136 sq ft
<b>First Floor Ancillary</b>	76.32 sq m	821 sq ft

58-60 Wallasey Road - EPC D88		
<b>Net Frontage</b>	9.46 m	31' 01"
<b>Return Frontage</b>	5.51 m	18' 01"
<b>Ground Floor Sales</b>	121.87 sq m	1,312 sq ft
<b>First Floor Ancillary</b>	89.68 sq m	965 sq ft



Outline for indicative purposes only

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## TENANCIES

Property	Tenancy	Use	Lease Start	Lease Expiry	Next Rent Review Date	Rent Review Basis	Lease Break Date	Rent (pa)	Service Charge	Tenant's Repair & Condition Obligation	Notes
<b>40 Wallasey Road</b>	Mr K. F. Howard	Opticians	19/03/2003	18/03/2013	-	OMRV	-	£14,000	Yes	Good and Substantial	
<b>42 Wallasey Road</b>	Mr S. Hemati	Newsagent	31/01/2020	30/01/2030	30/01/2025	Higher of OMRV or RPI Linked	29/01/2022 (T)	£12,000	Yes	Good	Rent Deposit held in sum of £3,000 (inc. VAT). Lease error as Base RPI not completed
<b>44 Wallasey Road</b>	Done Brothers (Cash Betting) Limited	Betting Office	22/09/2014	21/09/2024	-	OMRV	21/09/2019 (T)	£13,500	Yes	Tenantable subject to Schedule of Condition	AGA from Stanley International Betting Limited
<b>46 Wallasey Road</b>	Oxfam	Charity Shop	24/01/2019	23/01/2021	-	N/A	Rolling (T)	£12,000	Yes	Good and Substantial	3 months notice to Rolling Break clause
<b>48 Wallasey Road</b>	J D Wetherspoon Plc (Pub No 4259)	Public House	07/08/2025	06/08/2055	-	Fixed Increases	-	£75,000	Yes (Cap £5,000 pa increasing with RPI)	Good and Substantial	7 Aug 2030 - 6 Aug 2035 £80,625 per annum 7 Aug 2035 - 6 Aug 2040 £86,672 per annum 7 Aug 2040 - 6 Aug 2045 £93,172 per annum 7 Aug 2045 - 6 Aug 2050 £100,159 per annum 7 Aug 2050 - 6 Aug 2055 £107,671 per annum
<b>50 Wallasey Road</b>	AAA Brothers Management Ltd	Fast Food	06/08/2021	05/08/2046	06/08/2026	Higher of OMRV or 5% pa compounded	06/08/2031 (T)	£12,000	Yes	Good	Tenant Break 6/8/2024 not triggered. Min increase at Rent Review to £15,315pa
<b>52 Wallasey Road</b>	Papa Johns (GB) Limited	Fast Food	08/11/2020	07/11/2030	08/11/2025	OMRV	-	£17,500	Yes	Good and Substantial	Rent Review outstanding
<b>54/56 Wallasey Road</b>	Ski Lounge Limited & Guaranteed by J. Stanley and J. Gillan	Licensed Bar	16/02/2024	15/02/2034	16/02/2029	Higher of OMRV or RPI Linked	16/02/2027 (T)	£10,000	Yes	Good subject to Schedule of Condition	Rent increases to £20,000 pa 16 August 2026
<b>58/60 Wallasey Road</b>	Mr G. Lunt	Flooring Contractor	-	-	-	-	-	£7,800	Yes	-	Tenant in occupation by way of a monthly periodic tenancy. No lease documentation held by landlord. Tenant pays service charge contribution
								<b>TOTAL</b>			
								<b>£173,800</b>			



## TENURE

Freehold under Title Number CH56031

## VAT

The property is elected for VAT. Providing certain criteria are met, the transaction may be treated as a Transfer Of a Going Concern (TOGC).

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from the purchaser.



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## CONTACT

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