

Ellesmere Port

Units 1-9 Burnell Road

Thornton Road

Industrial Estate

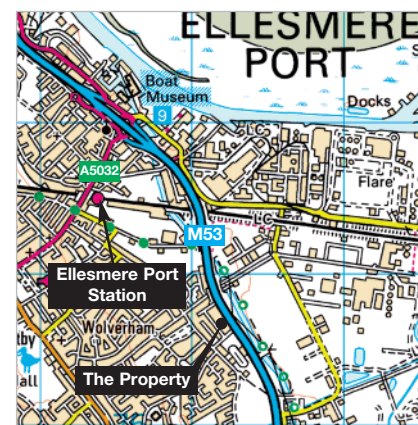
Cheshire

CH65 5EX

- **Leasehold Industrial Investment**
- Comprising a terrace of 3 industrial units
- Total accommodation 2,982.40 sq m (32,104 sq ft)
- Located within an established industrial area 1.4 miles from M53 Motorway (Junction 9)
- Total Current Gross Rents Reserved

£59,512 pa

Plus Vacant Possession of Unit 1



Tenure

Leasehold. Held for a term of 99 years from 1st January 1974 (thus having some 57 years unexpired) at a current ground rent of £1,937.50 per annum. The ground rent is reviewed every 10 years to the higher of the rent paid or 7.5% rack rental value.

Location

Ellesmere Port is located on the Wirral peninsula, some 11 miles south of Liverpool and 8 miles north of Chester. The town is served by the A41, providing access to Junction 5 of the M53 Motorway. The property is situated on the west side of Burnell Road and forms part of an established industrial estate some 0.9 miles south-east of Ellesmere Port town centre. Junction 9 of the M53 Motorway lies some 1.4 miles north-west.

Description

The property is arranged on ground floor and part first floor to provide a terrace of 3 industrial units on a site area of 0.6 hectares (1.48 acres). Externally the property benefits from a communal service yard.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Ratings 76 to 132 Bands D to F (please see website).

No.	Present Lessee	Accommodation (4)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Vacant	Ground Floor 674.70 sq m (7,263 sq ft) First Floor 78.40 sq m (844 sq ft)	—	—	—
Unit 3-5	Ellesmere Port Club of Gymnastics CIC (1)	Ground Floor 1038.30 sq m (11,177 sq ft)	7 years from 01.10.2013 Rent review linked to RPI in 2018, subject to a 5% collar and 10% cap. FR & I subject to a schedule of condition Tenant's option to determine in October 2016, April 2018 and October 2020. 4 months' notice required & 3 months' penalty payable	£20,500 p.a.	Rent Review 2018
Unit 7-9	Cook Compression Ltd (2)	Ground Floor 1,079 sq m (11,614 sq ft) First Floor 112 sq m (1,206 sq ft)	6 years from 18.07.2008 FR & I subject to a schedule of condition	£39,012 p.a.	Holding over
		Total GIA 2,982.40 sq m (32,104 sq ft)			

NB: Not internally inspected by Allsop. All floor areas provided by the Vendor.

(1) Ellesmere Port Club of Gymnastics is a fully equipped gymnastics centre, which was established in 2008.
Website Address: www.epcgymnastics.weebly.com

(2) For the year ended 31st December 2014, Cook Compression Ltd reported a turnover of £9.112m a pre-tax profit of £1.236m, shareholders' funds of £3.217m and a net worth of £3.217m. (Source: riskdisk.com 04.01.2016.)

Total £59,512 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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