

Ellesmere Port Complete House Ross Road Cheshire CH65 3DB

- **Leasehold Industrial Investment**
- **Situated in an established industrial area, approx. 0.5 miles south of M53 Motorway (Junction 8)**

Tenure

Leasehold. Held from Chester West Council for a term of 60 years from 1st January 1973 at a fixed ground rent of £450 per annum.

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 corner of Ross Road and Rossfield Road within an established industrial estate, some 0.5 miles north-west of Ellesmere Port town centre. Junction 8 of the M53 Motorway is some 0.5 miles to the north. Occupiers close by include Howdens Joinery, Royal Mail and Tool Station amongst many others.

**Current Gross Rent Reserved
£21,537.81 pa**

Description

The property is arranged on ground and one upper floor to provide an industrial unit with adjoining office accommodation arranged over ground and first floors.

The property provides the following accommodation and dimensions:

Ground Floor	521.40 sq m	(5,612 sq ft)
First Floor	71.40 sq m	(769 sq ft)

Total GIA 592.80 sq m (6,381 sq ft)
NB: Floor areas provided by Vendor

Tenancy

The entire property is at present let to COMPLETE HANDLING LIMITED for a term of 5 years from 23rd January 2008 (holding over) at a current rent of £21,537.81 per annum. The lease provided for a rent review in 2011 and contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

Website Address: www.completehandling-mitsubishi.co.uk The Complete Handling group of companies specialise in the supply of Mitsubishi materials to businesses across the north-west.

Seller's Solicitor

George Biggar, Taylor Wessing.
Tel: 0207 300 7000.
E-mail: g.biggart@taylorwessing.com



VAT

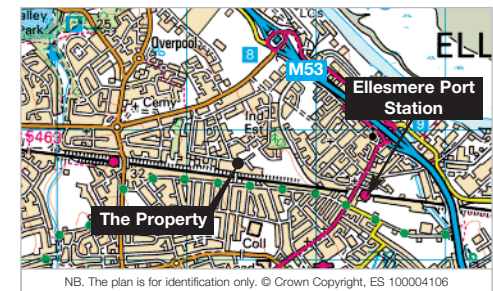
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 139 Band F (Copy available on website).



Rochester 167C High Street Strood Kent ME2 4TH

On the instructions of V Liddell MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



- **Freehold Shop Investment**
- **Busy High Street location**

Tenure

Freehold.

Location

Strood forms part of the Medway conurbation of North Kent together with Rochester, Chatham and Gillingham which are all located on the opposite bank of the River Medway. The town lies on the A2 adjacent to Junctions 1 and 2 of the M2.

The property is situated on the south side of High Street at its junction with Cuxton Road. Occupiers close by include Papa Johns, Mann Countrywide Estate Agents, Kwik Fit and a BP filling station.

Description

The property is arranged on ground floor only to provide a shop which is presently trading as an estate agent.

**Current Rent Reserved
£500 pa**

The property provides the following accommodation and dimensions:

Gross Frontage		
(inc. Splay)	4.55 m	(14' 11")
Net Frontage	2.20 m	(7' 3")
Shop Depth	8.70 m	(28' 6")
Built Depth	9.00 m	(29' 6")

Tenancy

The entire property is at present let to MR RYAN NOYES for a term of 15 years from 5th April 2014 at a current rent of £500 per annum. The lease contains non-structural repairing covenants. The Landlord is required to insure the property.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

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E-mail: jrawson@wedlakebell.com



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