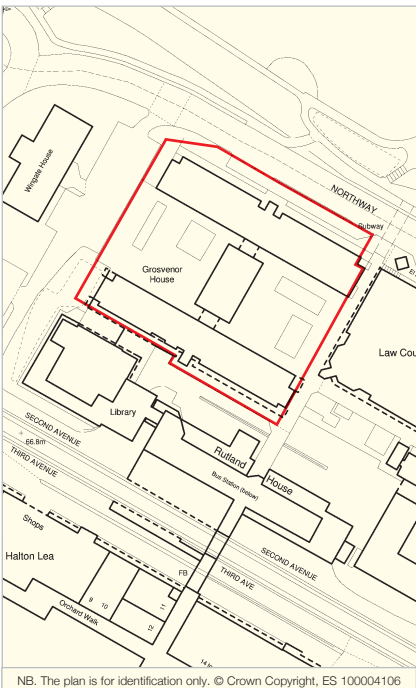


## Runcorn Halton 5 Northway Cheshire WA7 2HF

- **Freehold Office Investment**
- Accommodation extending to a GEA of 8,559.08 sq m (92,131 sq ft)
- Part recently refurbished office accommodation
- Permitted development approved for conversion of part to 63 apartments (1)
- Adjacent to Shopping City Runcorn
- Total Current Gross Rents Reserved  
**£107,621.49 pa**



### Tenure

Freehold.

### Location

Runcorn, with a population of some 61,000, is situated on the south bank of the River Mersey some 15 miles north-east of Chester and close to the M56 Motorway (Junction 12). The new Mersey Gateway Bridge opened in October 2017 linking Runcorn with Widnes to the north of the River Mersey and, in turn, onto the M62. The property is situated to the south-east of the town centre, adjacent to Shopping City Runcorn. The Halton Lea Junction of the A533 provides road access. Other occupiers close by include Lidl, Asda, Burger King, Halfords, McDonald's, Cineworld and Home Bargains, whilst Shopping City Runcorn's tenants include Santander, Nationwide, Boots, EE, Greggs, Iceland, Specsavers and many more ([www.shopping-city.co.uk](http://www.shopping-city.co.uk)).

### Description

The property is arranged on basement, ground, part three and part four upper floors to provide an office building arranged in two interconnecting blocks. One block presently provides recently refurbished office accommodation, whilst the other has been stripped out and benefits from permitted development approval for residential conversion (1). There are telecoms antennae on the roof. Extensive free parking is available nearby as part of the Halton shopping area.

### Planning (1)

Permitted development approval (Ref: 15/00155/P3JPA) was given on 1st May 2015 for change of use of part of the building to residential creating 63 dwellings, including the provision of 41 car parking spaces.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsp.co.uk](http://www.allsp.co.uk)

### Energy Performance Certificate

EPC Rating 79 Band D (Copy available on website).

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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Unit	Present Lessee	Accommodation (GEA)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement A Blue Zone Basement B Blue Zone Ground Floor A Blue Zone Ground Floor B Blue Zone	Bell Lamb & Joynson Solicitors	51.10 sq m 55.74 sq m 264.39 sq m 42.64 sq m	(550 sq ft) (600 sq ft) (2,846 sq ft) (459 sq ft)	5 years from 24.06.2016 Break 23.06.2019	£36,120	Reversion 2021
Basement C Blue Zone	IGSM Limited	74.32 sq m	(800 sq ft)	1 year from 23.12.2017	£750	Reversion 2018
Suite 5, G/F Orange Zone		11.52 sq m	(124 sq ft)	1 year from 23.12.2017	£1,300	Reversion 2018
Basement D Blue Zone	Jones Robertson Solicitors Ltd	18.58 sq m	(200 sq ft)	1 year from 05.02.2014	£1,000	Holding Over
Basement F & H Blue Zone	Silverman Livermore Solicitors	37.16 sq m	(400 sq ft)	1 year from 16.02.2015	£2,000	Holding Over
Basement G Blue Zone	Millbank Holdings Limited	18.58 sq m	(200 sq ft)	1 year from 14.11.2014	£1,000	Holding Over
Basement E Blue Zone	Halton Citizens Advice Bureau	18.58 sq m	(200 sq ft)	1 year from 26.11.2014	£1,000	Holding Over
Part G/F Orange Zone		164.34 sq m	(1,769 sq ft)	3 years from 01.09.2015	£12,383	Reversion 2018
Suite 2, G/F Orange Zone		29.08 sq m	(313 sq ft)	11 months from 12.12.2017 to 30.11.2018	£3,130	Reversion 2018
Suite 1, G/F Orange Zone	Michael William Formby	30.10 sq m	(324 sq ft)	1 year from 12.02.2018	£3,240	Reversion 2019
Suite 2, 2nd Floor Orange Zone	Qualair Ltd	36.05 sq m	(388 sq ft)	1 year from 01.11.2017	£3,880	Reversion 2018
Suite 4, 2nd Floor Orange Zone	Mike Amesbury	55.18 sq m	(594 sq ft)	1 year from 26.06.2017	£5,940	Reversion 2018
Suite 1, 3rd Floor Orange Zone	Cheshire Taxation Ltd	25.27 sq m	(272 sq ft)	1 year from 01.04.2017	£2,720	Reversion 2018
Suite 2, 3rd Floor Orange Zone		13.10 sq m	(141 sq ft)	1 year from 01.06.2017	£1,410	Reversion 2018
Suite 3, 3rd Floor Orange Zone	A&C Signs, Design & Customs	13.10 sq m	(141 sq ft)	1 year from 07.11.2017	£1,410	Reversion 2018
Suite 5, 3rd Floor Orange Zone	Robyn McCattrall	13.38 sq m	(144 sq ft)	1 year from 27.07.2017 Break 27.01.2018	£1,440	Reversion 2018
Suite 6, 3rd Floor Orange Zone	Fairtech Contracting Ltd	11.90 sq m	(128 sq ft)	1 year from 01.02.2018	£1,280	Reversion 2019
Various Units	Vacant	2,887.33 sq m	(31,079 sq ft)			
Green, Yellow, Purple Zones. GF - 4th	Vacant – Stripped out	4,687.64 sq m	(50,459 sq ft)			
Aerial A	T Mobile (UK) Limited and Hutchison 3G UK Ltd			12 years from 01.03.2010	£13,818.49	Reversion 2022
Aerial B	Cornerstone Telecommunications Infrastructure Ltd			15 years from 16.12.2016	£13,800	Reversion 2031
Aerial C	Vacant					
Aerial D	Vacant					
Total (GEA).		8,559.08 sq m	(92,131 sq ft)		Total £107,621.49 p.a.	

N.B. Not measured by Allsop. Areas provided by the Vendor