

Chester

Chesterbank Industrial Estate

River Lane

Saltney

Cheshire

CH4 8SL

- **Freehold Industrial Estate Investment**
 - 30 units providing 6,778.73 sq m (72,971 sq ft)
 - Multi-let to 28 tenants
 - 1 Unit 190 sq m (2,045 sq ft) offered vacant
 - Rent Reviews from 2017
 - Total Current Rents Reserved
- £174,050 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location
The historic and affluent cathedral city of Chester, with a population in excess of 120,000, is the administrative centre for the county of Cheshire and is an important tourist destination attracting over eight million visitors per annum. Chester has excellent road communications, with the M56 and M53 motorways located within four miles of the northern edge, providing access to North Wales and the North West.
The property is situated on the banks of the River Dee, adjacent to Riverside Industrial Estate and is accessed via River Lane which leads to Chester Street (A5104) in Saltney, 2.5 miles south-west of the city centre. Occupiers close by include Newey & Eyre, Go Outdoors, Morrisons and Asda amongst others, and within two miles are Airbus, one of the largest manufacturing plants in the UK.

Description

The property is arranged to provide 30 industrial units, 4 of which are double units (3C & 3D; 5 & 5A; 6G & 6H; 6K & 6L) and one comprises 10 interconnected units (9D-M). The site extends to 1.79 hectares (4.43 acres) and provides communal areas with ample car parking, loading areas and communal toilets. In addition, there are three other units (1, 11 and Saltney House), which have been sold off with service charge recovery.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.
29 Units	Various (Please see website for schedule)	Ground Floor	6,588.73 sq m (70,926 sq ft)	Various (Please see website for schedule)	£174,050 p.a.
Unit 6A	Vacant	Ground Floor	190.00 sq m (2,045 sq ft)		
Units 1, 11 and Saltney House	Various	3 Units	— —	Sold off	
		Total	6,778.73 sq m (72,971 sq ft)	Total £174,050 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

Seller's Solicitor Ms S Al-Tikriti, JMW Solicitors. Tel: 0161 838 2330 e-mail: sophi.altikriti@jmw.co.uk

Joint Auctioneer Fraser Crewe, Beresford Adams Commercial. Tel: 01244 351212 e-mail: fraser.crewe@bacommercial.com



