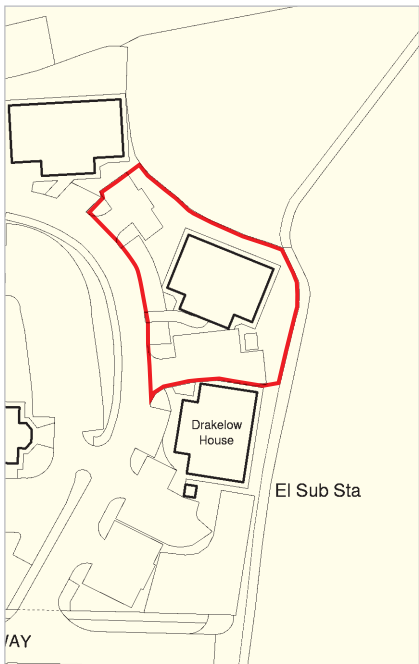
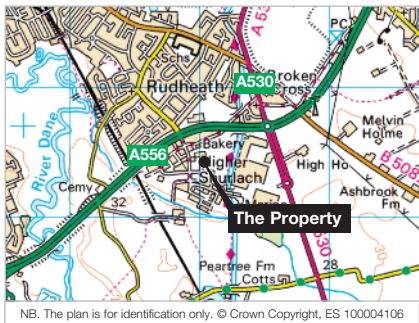


Northwich

Ingenico House Unit D Rudheath Way Gadbrook Park Cheshire CW9 7LT

- **Virtual Freehold Office Investment**
- Attractive modern building on established Business Park
- Let to Ingenico (UK) Ltd
- Reversion 2016
- Total Current Gross Rent Reserved
£65,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. Held on a long lease for a term of 999 years, less 3 days from 1st October 2001 at a fixed rent of £1 per annum.

Location

Northwich, with a population of some 34,000, is a prosperous Cheshire town situated 29 miles south-west of Manchester and 18 miles east of Cheshire. The town enjoys excellent communications, having easy access to the M6 at Junction 19 (6 miles via A556), and Junction 18 (10 miles via A530 and A54). Gadbrook Park is situated adjacent to the A556, about 2 miles south-east of the town centre and is a well established and attractive Business Park, where occupiers include Barclays, Payzone, Close Brothers and the Weaver Vale Housing Trust.

Description

The property is arranged on ground and one upper floor to provide a purpose built detached office building. There is on-site parking for 23 vehicles.

The property provides the following accommodation

Ground Floor	228.50 sq m	(2,460 sq ft)
First Floor	242.10 sq m	(2,605 sq ft)
Total	470.60 sq m	(5,065 sq ft)

Tenancy

The entire property is at present let to INGENICO (UK) for a term of 15 years from 8th May 2002 at a current rent of £65,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.ingenico.com

For the year ended 31st December 2014, Ingenico (UK) reported a turnover of £99.7m, a pre-tax profit of £19.46m and a net worth of £32.8m. (Source: riskdisk.com 23.09.2015.)

VAT

VAT is 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.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 22 Northwich**.

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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