

# Chester

## Borders Industrial Estate

### River Lane

### Saltney

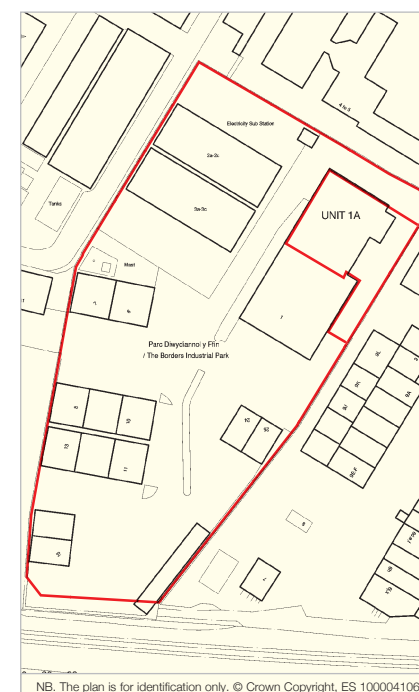
### Cheshire

### CH4 8RJ

- **Freehold Industrial Estate Investment**
- Comprising a Freehold industrial estate (majority sold off)
- Unit 1A let to Deva Pools until 2021 (no breaks)
- Unit 1A comprises 985.14 sq m (10,604 sq ft)
- Current Rents Reserved

**£31,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold. The property comprises the Freehold of the entire estate which, with the exception of Unit 1A, has been sold off.

## 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 Borders Industrial Estate, which lies adjacent to Chesterbank Business Park on the banks of the River Dee, which 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

Unit 1A is arranged on ground floor only to provide a single storey industrial unit with a self-contained yard. The remainder of the estate has been sold off on a mixture of Freeholds and Long Leaseholds. Please refer to the legal pack for full details.

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1A	Deva Pools Ltd (t/a GMT Spas International) (1)	Ground Floor Industrial Unit 985.14 sq m (10,604 sq ft)	5 years from 28.12.2016 (2) FR & I with a schedule of condition	£31,000 p.a.	Reversion 2021
Units 1B, 2A-2C, 3A-3C, 6-15 and 24/25	Various	Various Industrial Units	Sold off. Please refer to the legal pack		

(1) Website address: [gmtspas.com](http://gmtspas.com)

(2) The tenants have an 12 month rent free period, which the Vendors will top up from completion to the expiry of the rent free period, such that the Purchaser in effect receives £31,000 per annum from completion.

**Total £31,000 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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