

Runcorn **Elite House** **Shaw Street** **Cheshire** **WA7 5TZ**

- **Virtual Freehold Industrial Warehouse**
- Prominent position close to Runcorn/Widnes Bridge
- Comprises 2,046.10 sq m (22,025 sq ft)
- No VAT applicable

Vacant Possession

92 DAY COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 29th September 1989 (thus having some 974 years unexpired) at a peppercorn ground rent.

Location

Runcorn, with a population of some 64,000, is situated on the south bank of the River Mersey some 15 miles north-east of Chester and close to the M56 motorway. The property is situated in a mixed use area and is encircled by the Bridgewater Expressway. Queensway (A533) a major arterial road linking Runcorn and Widnes. Junction 12 of the M56 Motorway is approximately 3.6 miles to the south and Junction 7 of the M62 is approximately 5.7 miles to the north. The property is located close to Runcorn Rail Station providing a regular service to London Euston (approximate journey time 1 hour 58 minutes). Occupiers close by include The Campanile Hotel, Railway Inn Hotel and Picow Engineering Group amongst others.

Description

The property is arranged on ground, mezzanine and one upper floor to provide a detached industrial building with ancillary ground and first floor offices. The property has the benefit of two roller shutter doors, dedicated yard and separate parking for approximately 9 cars.

The property provides the following accommodation and dimensions:

Eaves Height	4.67 m	(15' 4")
Ground Floor Warehouse	1,458.5 sq m	(15,700 sq ft)
Ground Floor Office	184.4 sq m	(1,985 sq ft)
First Floor Office	184.8 sq m	(1,990 sq ft)
Mezzanine Floor	218.4 sq m	(2,350 sq ft)
Total	2,046.1 sq m	(22,025 sq ft)

Tenancy

The property is offered with VACANT POSSESSION on completion.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 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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