

**Lot 16, Unit 10 Athlone Road, Warrington,
Cheshire WA2 8JJ**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Self Contained Industrial Unit With Parking

www.acuitus.co.uk

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Property Information

Self Contained Industrial Unit With Parking

- Well Located Industrial Unit with Parking
- Let to Rix Motor Company Limited until 2028
- Site Area of 0.13 Hectares (0.32 Acres)
- Site coverage of 26.9 %
- 1 Mile from M62 and 3 Miles from M6
- Situated on a busy Industrial Estate
- Nearby occupiers include Agents of Hyundai, Linde, Tesco, Starbucks, Topps Tiles and Decathlon

Lot

16

Auction

15th December 2022

Rent

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

15 Miles East of Liverpool, 15 Miles South-West of Manchester

Roads

A49, A50, M62, M6

Rail

Birchwood Railway Station

Air

Manchester Airport, Liverpool John Lennon Airport

Situation

The property is located on an established and busy industrial estate approximately 1 mile north of Warrington town centre. The estate is strategically located 1 mile South of junction 9 of the M26 which connects to the M6 at junction 10 a further 2 mile to the East. The property is situated on the east side of Athlone Road. Nearby occupiers include Agents of Hyundai, Linde, Tesco, Starbucks, Topps Tiles and Decathlon.

Tenure

Long Leasehold. Held from Warrington Borough Council of a term of 125 Years from 13th October 2017 until 2142 at a Ground Rent of £500 per annum exclusive which is reviewed every 15 years to Open Market Ground Rental Value.

Description

The property comprises an industrial unit with car parking for approximately 30 cars and benefits from a vehicle access loading door and a site area of 0.13 Hectares (0.32 Acres) with a site coverage of 26.9 %.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Ground	Industrial Office	283.38 42.94	(3039) (462)	RIX MOTOR COMPANY LIMITED (CRN 01837284) (1)	10 Years from 16/02/2022	£13,000	16/02/2023
Total Approximate Floor Areas		326.32 (2)	(3501)			£13,000	

(1) for the year ending 31st October 2021 Rix motor Company Limited (CRN 018337284) reported a turnover of £36,210,513, a net worth of £4,581,803 and a pre tax profit of £1,673,474 in 2021. (NorthRow company report 31/10/2022)

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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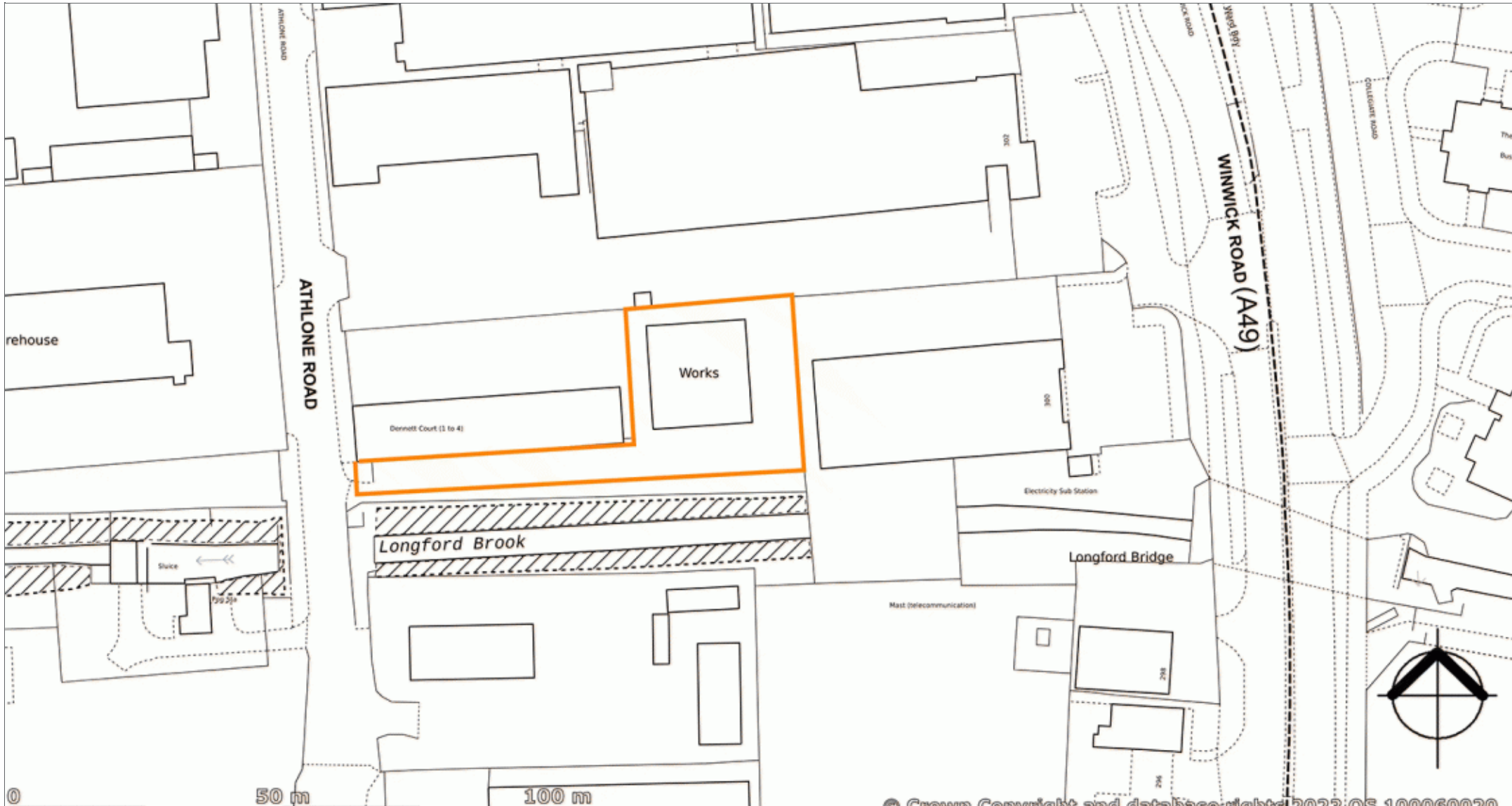
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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Land Law LLP
10-14 Market Street
WA14 1QB

Hannah Mould
0161 925 4635
hmould@land.law

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September 2020

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