

lot 50

65 Mersey Street Warrington, Cheshire WA1 2BN

Rent
£113,141
per annum
Rising to
£128,009
p.a.x. in 2017
(subject to
note 3)

Freehold Retail Warehouse and Showroom Investment

- Entirely let to Multiyork Furniture Limited until 2022
- Benefits from Open A1 Planning Use
- Fixed rental increase in 2017

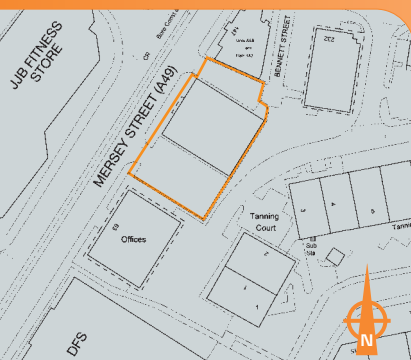
- Located in a prominent position on the A49 main road in central Warrington
- Nearby occupiers include McDonald's, JJB Fitness Store, DFS and Homebase
- Six Week Completion Available



On behalf of **b+tlc** BARTS AND THE LONDON CHARITY



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Location

Miles: 17 miles west of Manchester
18 miles east of Liverpool

Roads: A49, M6, M56, M62

Rail: Warrington Central, Warrington Bank Quay Rail Stations

Air: Manchester International Airport

Situation

The property is prominently situated on the A49 which forms part of the main ring road of the town and is well connected with the major conurbations of both Liverpool and Manchester. The town benefits from excellent communication links via the M62 (Junction 9), M6 (Junction 21) and M56 (Junction 10). Significant nearby occupiers include McDonald's, Homebase, DFS and JJB Superstore.

Description

The property comprises a single storey, detached retail warehouse, with an internal mezzanine floor. In addition, the property comprises a service yard to the northern end of the site and a car park for approximately 20 cars to the southern end of the site. The site area is approximately 0.128 hectares (0.35 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	518.85 sq m	(5,585 sq ft)	MULTIYORK FURNITURE LIMITED (1)	15 years from and including 19/10/2007 until 18/10/2022 on a full repairing and insuring lease	£113,141 (2)	19/10/2017 (3)
Mezzanine	Ancillary	246.65 sq m	(2,655 sq ft)				
Totals		765.50 sq m	(8,240 sq ft)			£113,141	

- (1) Multiyork Furniture offer a tailor-made exclusive service, designing and producing furniture in the UK. They trade from 58 stores nationwide, as well as a number of discount factory outlets and a significant online presence, offering a bespoke made-to-order furniture service. (Source www.multiyork.co.uk 24/08/2012)
- (2) The seller has agreed to accept the rent by equal monthly payments until 28th September 2013. The ultimate holding company, **Wade Group Limited**, have agreed to guarantee the rent during this period.
- (3) The rent will be increased at review by 2.5% per annum compounded annually. The fixed rental uplift at the 19th October 2012 review is included in the current rent passing.

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