

lot 8

Empire Court, 30-40 Museum Street & 51-57 Winmarleigh Street Warrington, Cheshire WA1 1HU

Rent
£56,796
rising to
£61,984
(subject to
note 4) and
with 2 office
units to be let

Freehold Office Investment

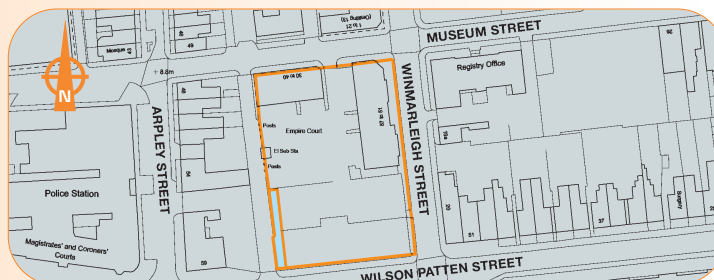
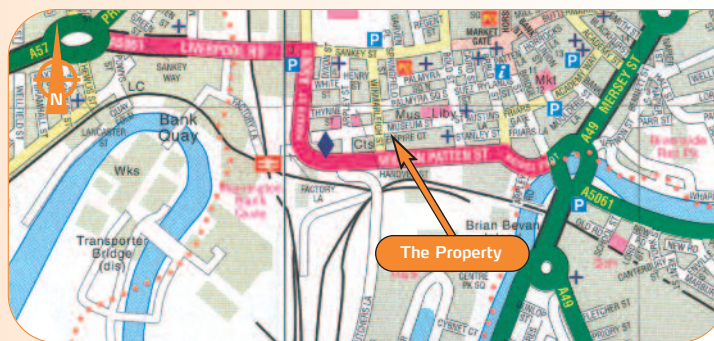
- Tenants include Avanta Enterprise Limited and Creative Support Limited
- Approximately 1,906.70 sq m (20,524 sq ft)
- Car parking for approximately 120 cars, providing a car parking ratio of 1:171 sq ft
- Redevelopment potential (subject to consents)



On behalf of
Fixed Charge
Receivers



Units 1-4, 53-57 Winmarleigh Street



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Location

Miles: 17 miles south-west of Manchester
 17 miles east of Liverpool
 Roads: A50, A57, A49, M62 (Junction 9), M6 (Junction 21A/22)
 Rail: Warrington Central Railway Station, Warrington Bank Quay Railway Station
 Air: Manchester Airport, Liverpool John Lennon Airport

Situation

The property is situated in the centre of Warrington and occupies a prominent corner site at the junction of Museum Street and Winmarleigh Street approximately 150 metres from Warrington Bank Quay Railway Station and some 300 metres from the Golden Square Shopping Centre with major occupiers including Debenhams, Marks & Spencer and Ask Italian. Nearby occupiers include Warrington Museum and Art Gallery and Warrington Library.

Description

The property comprises a substantial detached office building and a terrace of four self-contained office buildings, all providing office accommodation on the ground, first and second floors.

The property has a site area of approximately 0.258 hectares (0.64 acres) providing car parking for approximately 120 cars. The Museum Street office accommodation benefits from raised floors, suspended ceiling and central heating.

Tenure

Freehold.
 Note: A small part of the property, shaded blue on the plan above, is held virtual freehold on a 999 year lease from 24th June 1919 until 2918 at a rent reserved of £2 per annum.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversions
30-40 Museum Street (Unit 5)	Ground	Office	248.60 sq m (2,676 sq ft)	AVANTA ENTERPRISE LIMITED (1)	5 years from 11/07/2012 (2)	£29,436	10/07/2017
	First	Office	252.30 sq m (2,716 sq ft)	CREATIVE SUPPORT LIMITED (3)	5 years from 01/06/2014	£18,158 (4)	31/05/2019
	Second	Office	258.70 sq m (2,785 sq ft)	VACANT POSSESSION			
Unit 1, Winmarleigh Street	Ground	Office	142.00 sq m (1,528 sq ft)	P R S FOR MUSIC LIMITED	999 years from 22/04/1991	£1	21/04/2990
	First	Office	140.00 sq m (1,507 sq ft)				
	Second	Office	144.00 sq m (1,550 sq ft)				
Units 2, 3, 4, 53-57 Winmarleigh Street	Ground	Office	227.50 sq m (2,499 sq ft)	VACANT POSSESSION			
	First	Office	234.50 sq m (2,524 sq ft)				
	Second	Office	259.10 sq m (2,789 sq ft)				
Car Parking				CHESHIRE CONTRACT PARKING LIMITED	From 14/03/2013 to 13/09/2013 Holding over	£5,000	
10 x Car Parking Spaces				DSK EVENTS LIMITED	Licence (5)	£4,200 (5)	
3 x Car Parking Spaces				CREATIVE SUPPORT LIMITED	Licence	£1	
Electricity Sub-Station				SP MANWEB PLC	99 years from 22/11/1991	£0	
Totals			1,906.7 sq m (20,574 sq ft)			£56,796 (4)	

(1) For the year ending 31/03/2013, Avanta Enterprise Limited reported a turnover of £53,263,623, pre-tax profits of £2,434,362 and a total net worth of £12,965,706. (Source: www.riskdisk.com 22/09/2014)
 (2) The lease provides for a rolling tenant option to determine on or after 10/07/2015 on providing 6 months' written notice.
 (3) For the year ending 31/03/2013, Creative Support Limited reported pre-tax profits of £5,378,000 and a total net worth of £43,796,000. (Source: www.riskdisk.com 22/09/2014)
 (4) The lease provides for the following fixed increases in rent; £20,752 p.a.x from 01/06/2015 to 31/05/2017 and £23,346 p.a.x from 01/06/2017 to 31/05/2019.
 (5) Held on a rolling licence of £350 per week determinable by either party on one month's notice.

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