

Wincham 19, Wincham Industrial Estate, Wincham Lane Northwich, Cheshire CW9 6DH

lot 20

Freehold Warehouse and Office Investment

- Tenants include A B Nutrition Limited and Resin Handling Services Limited (in occupation since at least 2007 and 2011 respectively)
- The director of Resin Handling Services Limited is the owner of other property on the estate
- Forms part of the former Nestle Animal & Pet Food complex and is strategically located within the established Wincham Industrial Estate
- Nearby occupiers include Dataspace UK Limited, Tarmac Topblock Limited, New Cheshire Salt Works and Lookers

Rent
£163,125
per annum
exclusive



On behalf of
Joint Administrators

Location

Miles: 2 miles east of Northwich
11 miles south of Warrington
20 miles south-west of Manchester
Roads: A556, A559, M6 (Junction 19), M56 (Junction 10)
Rail: Lostock Gralam Railway Station
Air: Manchester International Airport

Situation

The property is situated within the strategically located Wincham Industrial Estate within 4 miles of junction 19 of the M6 motorway and 6 miles from Junction 10 of the M56 Motorway. Other occupiers on the estate include Dataspace UK Limited, Tarmac Topblock Limited, New Cheshire Salt Works and Lookers.

Description

The property comprises two warehouse buildings benefitting from an eaves height of approximately 7.62m. Both units have excellent yard areas to the front. In addition, there is a vacant two storey office building connected to Unit 1 which benefits from category II lighting and perimeter trunking.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1	Ground	Warehouse	3,253 sq m (35,000 sq ft)	A B NUTRITION LIMITED (1)	3 years from 01/08/2014 (3)	£87,500	31/07/2017
2	Ground	Warehouse	2,811 sq m (30,250 sq ft)	RESIN HANDLING SERVICES LIMITED (2)	3 years from 01/08/2014 (3)	£75,625	31/07/2017
3	Ground First	Office Office	176 sq m (1,890 sq ft) 220 sq m (2,375 sq ft)	VACANT			
Totals			6,460 sq m (69,515 sq ft)			£163,125	

- (1) For the year ending 20th April 2014, A B Nutrition Limited reported a turnover of £49,852,714, pre-tax profits of £1,268,168 and a total net worth of £3,123,756. (Source: www.riskdisk.com 03/02/2015) Founded in 1985, A B Nutrition Limited harnesses the nutritional by-products from human food manufacturing and processing plants to supply alternative animal feed (Source: www.abnutrition.com 23/02/2015)
- (2) With over 75 years of combined industry experience, Resin Handling Services Limited was created to provide a specialist quality service to the Dry Chemical and Plastic Industry (Source: www.resinhandlingservices.com 19/02/2015)
- (3) There is a tenant only option to determine the leases on 1st August 2016.

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Tenure

Freehold.

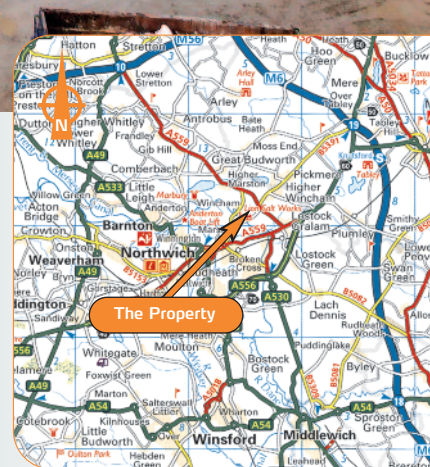
VAT

VAT is applicable to this lot.

Six Week Completion

Note

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



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