

lot 13

Matalan, 2 Watts Clift Way St Helens, Merseyside WA9 1JL

Rent
£420,000 per
annum
exclusive

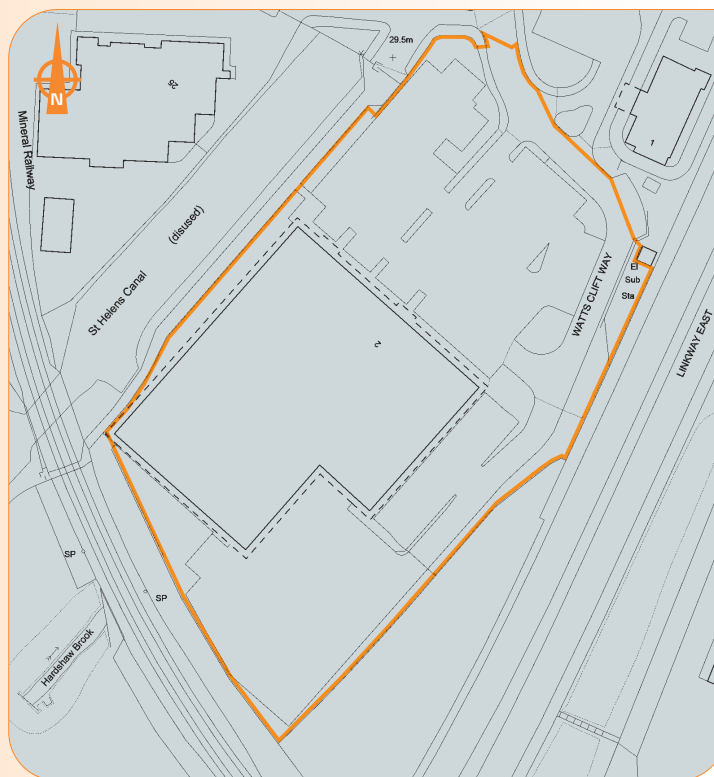
Major Freehold Retail Warehouse
Investment

- Let to Matalan Retail Limited until March 2025
- 37,103 sq ft open A1 (including food) consent
- Located just off St Helens Linkway (A58)
- Nearby occupiers include KFC, Dreams, Halfords and Aldi



On behalf of
Receivers **CBRE**





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Location

Miles: 12 miles east of Liverpool
25 miles west of Manchester
Roads: A580, A570, M6, M62, M57
Rail: St Helens Central
Air: Liverpool John Lennon Airport

Situation

St Helens is located some 22 miles east of Liverpool and 30 miles west of Manchester. The property is strategically located next to KFC on the southern perimeter of the town fronting the St Helens Linkway (A58), which connects with Leeds to the north-east. St Helens Central Rail is a short walk from the property and St Helens Retail Park is located the other side of the A58 housing retailers including Dreams, Dunelm, Halfords, TK Maxx, Aldi and Maplin.

Description

The property comprises a modern retail warehouse building with open A1 (including food) consent, providing ground floor retail accommodation and two storey office accommodation and storage to the rear with on-site car parking for approximately 145 cars. To the rear of the property is a service yard accessed via a separate entrance on Watts Clift Way.

Tenure

Freehold.

VAT

VAT is applicable to this lot. Please refer to special conditions.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint 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 Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint 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

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	3,209.50 sq m (35,547 sq ft)	MATALAN RETAIL LIMITED (1)	25 years from 10/03/2000 until 09/03/2025	£420,000	10/03/2015 (2) and 10/03/2020
Mezzanine	Ancillary	162.40 sq m (1,748 sq ft)				
First	Ancillary	75.10 sq m (808 sq ft)				
Total		3,447.00 sq m (37,103 sq ft)			£420,000	

(1) Matalan is a leading clothing and homeware retailer with over 200 stores in the UK (Source: www.matalan.jobs/ 18/04/2016). For the year ending 28 February 2015, Matalan Retail Limited reported a turnover of £1,094,000,000, pre-tax profits of £20,300,000 and a total net worth of £300,100,000 (Source: Experian Group 18/04/2016).

(2) The 2015 rent review is outstanding.

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