

# Lot 38

£700,356 per annum  
exclusive

## Fairclough House, Adlington, Chorley, Lancashire PR7 4EX Freehold Office Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Office	1,193.78 sq m	(12,850 sq ft)	DEBT FREE DIRECT LIMITED (1) with a guarantee from	15 years from 18/08/2006 until 17/08/2021	£538,380
First	Office	1,161.52 sq m	(12,502 sq ft)			
Second	Office	1,045.35 sq m	(11,252 sq ft)			
Ground	Gatehouse	15.00 sq m	(161 sq ft)	FAIRPOINT GROUP PLC (2)	15 years from 18/08/2006 until 17/08/2021	£136,976
Ground (Warehouse)	Offices/Storage	504.11 sq m (3)	(5,426 sq ft) (3)	DEBT FREE DIRECT LIMITED (1) with a guarantee from FAIRPOINT GROUP PLC (2)	Approximately 5 years and 4 months from and including 29/04/2016 until 17/08/2021	£25,000
<b>Totals</b>		<b>3,919.54 sq m</b>	<b>(42,191 sq ft)</b>			<b>£700,356</b>

- (1) Debt Free Direct provides financial assessments and solutions to individuals experiencing debt problems and are now one of the UK's largest personal debt advisers. They are a wholly owned subsidiary of Fairpoint Group Plc. For the year ending 31st December 2015, Debt Free Direct Limited reported a turnover of £8,786,600, pre-tax profits of £2,757,994 and a total net worth of £16,650,867 (Sources: www.debtfreedirect.co.uk and Experian Group 13/06/2017).
- (2) For the year ending 31st December 2015, Fairpoint Group Plc reported a turnover of £54,121,000, pre-tax profits of £-5,650,000, and a total net worth of £4,942,000 (Source: Experian Group 13/06/2017).
- (3) This area is Gross Internal.

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### Key Details

- Let to Debt Free Direct Limited with a guarantee from Fairpoint Group Plc
- Approximately 42,191 sq ft
- Site area of 3.13 acres with low site coverage
- High Yielding on Guide Price

### Location

**Miles:** 14 miles south of Preston  
20 miles north-west of Manchester

**Roads:** A6, M6 (Junction 27), M61 (Junction 6)

**Rail:** Adlington Railway Station

**Air:** Manchester Airport

### Situation

The property is situated on the western side of Church Street (A6), approximately 2 miles south of Chorley and close to Adlington town centre. The property benefits from excellent road communications, being situated between the M6 and M61 motorways. Rail communications are provided by Adlington Railway Station which is less than 250m away. Other occupiers in the area include BAE Systems, FedEx, CSC, Multipart, Wolseley and NFU Mutual.

### Description

The property comprises a purpose built office arranged over the ground, first and second floors located over three wings with two separate entrances. The property benefits from air conditioning, Cat II lighting, perimeter trunking and a passenger lift. There is a separate warehouse unit which is currently fitted out as a number of small cellular offices with storage. There is also a small gatehouse at the entrance to the site. The property benefits from 168 car parking spaces, with an unsurfaced overflow car park providing car parking for a further 57 cars. The property has a site area of approximately 3.13 acres, with a low site coverage of 13.5%.

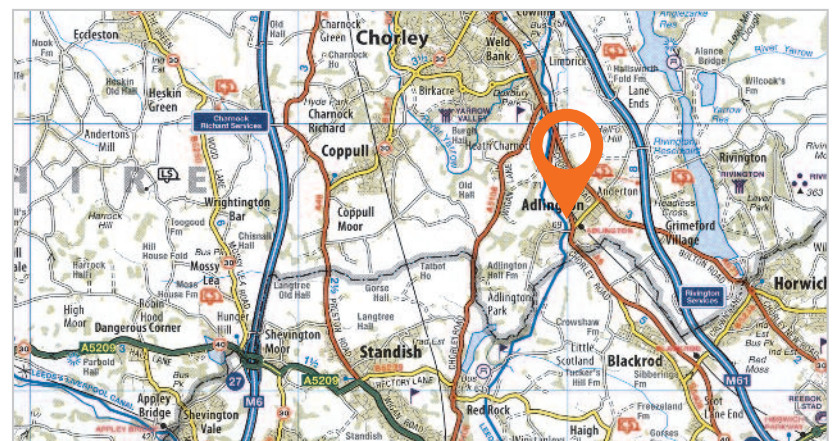
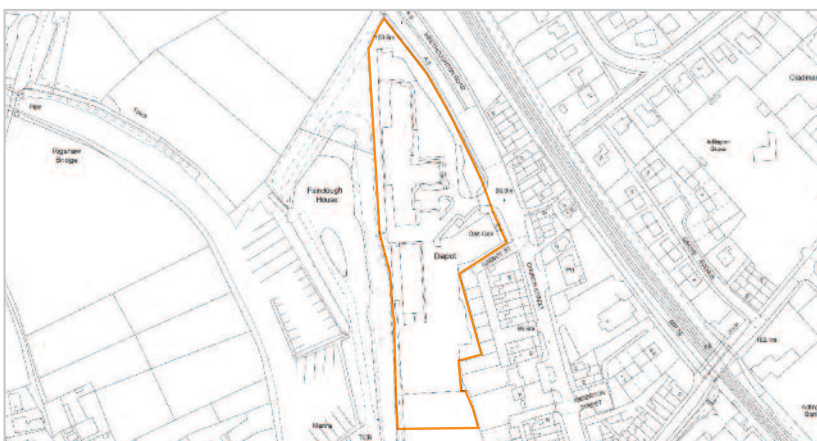
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Associate Auctioneer: Savills**  
Freddie Guest  
+44 (0)161 244 7724  
fguest@savills.com

**Seller's Solicitors: Irwin Mitchell Solicitors**  
Patrick Duffy  
+44 (0)161 838 3149  
patrick.duffy@irwinmitchell.com