

Lot 38

Vacant Possession

Former The Croft, Public House, Halton Lodge Avenue, Runcorn, Cheshire WA7 5YQ

Freehold Commercial and Residential development Opportunity with Planning Consent



Key Details

- Regular and Level site of approximately 0.20 hectares (0.50 acre)
- 2 x Recent Planning Consent granted for 15 flats or 2 Retail units with 8 flats above
- Agreement for lease for 15 flats to Hilldale Housing Association Limited at £136,500 per annum for 20 years with CPI linked annual increases and interest from One Stop Stores Limited

Location

Miles: 21 Miles south west of Manchester
12 Miles south east of Liverpool
12 miles north east of Chester

Roads: A533, M56

Rail: Runcorn Railway Station

Air: Liverpool John Lennon Airport, Manchester Airport

Situation

The property is situated in a predominantly residential district on the east side of Halton Lodge Avenue adjacent to the YMCA hostel and close to St Chad Sixth form college.

Description

The property comprises a regular and level site of approximately 0.20 hectares (0.50 acre). The property was the former "The Croft" public house which has been demolished. The property is suitable for resident and commercial redevelopment and benefits from the recent planning consents detailed.

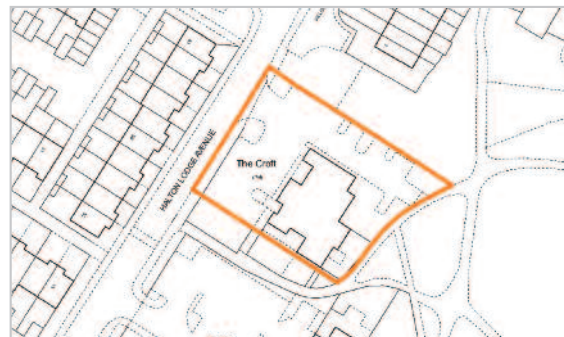
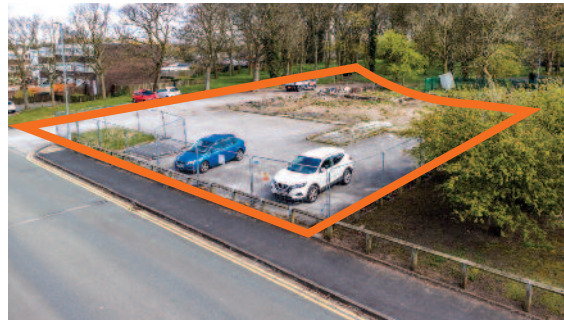
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week completion



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Planning

Halton Borough Council has granted the following planning consents.

Granted on 9th October 2020 under reference 20/00244/FUL. Demolition of the existing Public House building and construction of 2 x Retail Units and 8 x residential flats (6 x 2 bedroom and 2 x Studios) with car parking and secure cycle parking.

Granted on 8th October 2020 under reference 20/00241/FUL. Demolition of the existing Public House building and construction of 15 x 1 bedroom flats for supported living use class C3(B)

Note

An Agreement for Lease has been signed for Hilldale Housing Association Limited to take a full repairing and insuring lease of the entire 15 flats for a term of 20 years at an initial rent of £136,500 per annum exclusive with annual rental increases linked to the Consumer Price Index (CPI).

Heads of terms are being discussed with One Stop Stores Limited (part of Tesco plc) to take a 15 year lease (subject to a 10 year tenant option to determine) of the retail units at a rent of £31,000 per annum exclusive.

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