

Lot 18

£138,000 Per Annum
Exclusive

Drake House, Gadbrook Park, **Northwich, Cheshire CW9 7RA**

Virtual Freehold Office Investment



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review |
|--------------|------------------|-----------------------------------|---------------|---|--|-----------------|------------|
| Ground | Office/Ancillary | 472.03 sq m | (5,080 sq ft) | WHITTINGHAM RIDDELL LLP t/a WR Partners (1) | 10 years from 02/09/2020 until 01/09/2030 (2) on a full repairing & insuring lease (3) | £138,000 | 02/09/2025 |
| First | Office/Ancillary | 479.05 sq m | (5,156 sq ft) | | | | |
| Total | | 951.08 sq m (10,236 sq ft) | | | | £138,000 | |

- (1) Whittingham Riddell LLP (t/a WR Partners) are an established firm of Accountants, Business Advisers & Tax Specialists who employ over 230 people in offices including Ludlow, Nantwich, Newtown, Northwich, Shrewsbury and Wrexham (www.wrpartners.co.uk). Established for over 120 years, WR Partners acquired Howard Worth Chartered Accountants in September 2020 further growing their business.
- (2) The lease is subject to a tenant option to determine on 02/09/2025.
- (3) The lease is full repairing & insuring, subject to a photographic Schedule of Condition.



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Key Details

- Let to Whittingham Riddell LLP (t/a WR Partners)-an established firm of Chartered Accountants
- 10 year lease expiring September 2030 (subject to option)
- 951.08 sq m (10,236 sq ft) on ground and first floors
- Located in one of west Cheshire's most successful & established Business Parks
- Other occupiers on the Park include Barclays Wealth and Investment Management, Nationwide Accident Repairs & OTB Engineering.

Location

Miles: 21 miles south-west of Manchester
27 miles south-east of Liverpool

Roads: A556, A54, M6

Rail: Northwich

Air: Manchester Airport (15 miles)

Situation

Northwich lies approximately 13 miles north of Crewe and 22 miles south-west of Manchester within the heart of Cheshire. Northwich benefits from excellent road communication links being close to the A556 and A49 arterial routes and within 6 miles of J10 of the M56 motorway. Gadbrook Park is located in a strategic location next to the A556 dual carriageway, on the outskirts of Northwich, connecting to the M6 (J19) in less than 5 minutes. Nearby occupiers include Barclays Wealth and Investment Management, Nationwide Accident Repairs & OTB Engineering.

Description

The property comprises a two storey building arranged as an office on both ground and first floors. The ground floor comprises a reception, meeting rooms, offices and kitchen/dining facilities. The first floor comprises further offices & meeting rooms. The property benefits from an 8 person passenger lift. The tenant has exclusive rights to use 50 car parking spaces.

Tenure

Long Leasehold. 999 years from 25/03/2006 at a ground rent of £1,700 pa. The lease is subject to a rent review on 25/03/2026 and five yearly thereafter.

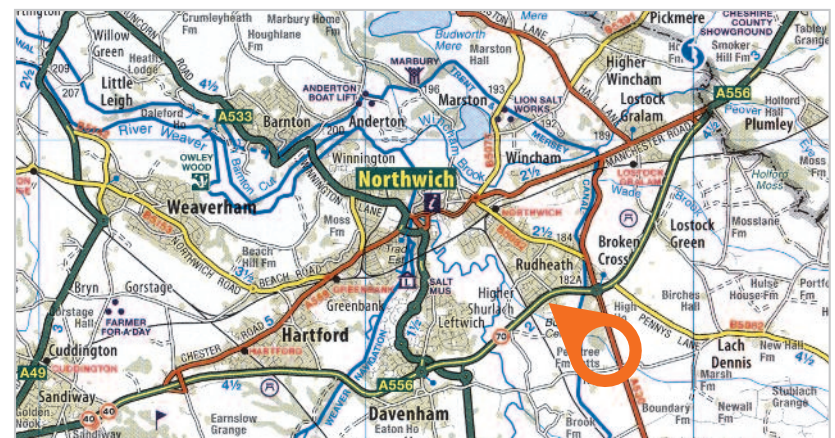
VAT

VAT is applicable to this lot.

Six Week Completion.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.



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