

# Lot 18

£138,000 Per Annum  
Exclusive

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

Virtual Freehold Office Investment



## Tenancy and accommodation

# Lot 18

£138,000 Per Annum  
Exclusive

### 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.

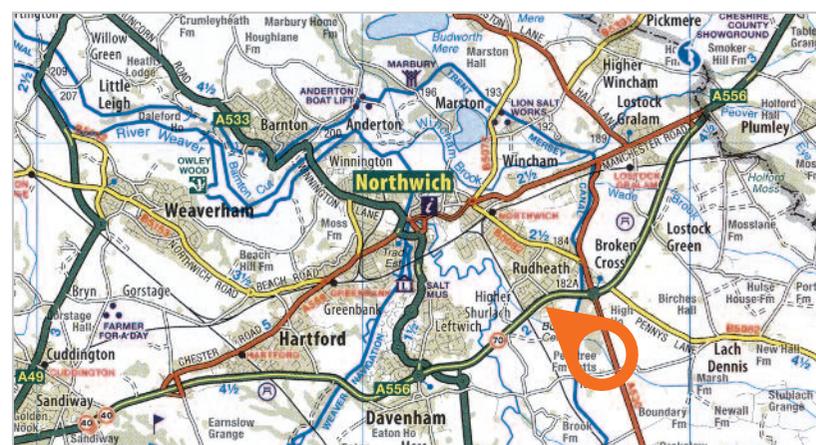
### Six Week Completion.

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Office/Ancillary	472.03 sq m	(5,080 sq ft)	WHITTINGHAM RIDESELL 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)				
<b>Total</b>		<b>951.08 sq m (10,236 sq ft)</b>				<b>£138,000</b>	

- (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](http://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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