

# Lot 45

£23,600 Per Annum

106/106a/108/108a Buttermarket Street,  
Warrington, Cheshire WA1 2NZ

Freehold Retail and Residential Investment



## Key Details

- Shop let to William Hill Organization Limited (recently extended lease)
- 2 x 2 bed flats above, separately let on AST's
- Town Centre location
- In same ownership for over 25 years
- VAT-Free Investment

## Location

**Miles:** 17 miles south-west of Manchester  
18 miles east of Liverpool  
**Roads:** A49, A50, A57, M6, M62  
**Rail:** Warrington Central  
**Air:** Liverpool

## Situation

Warrington is a large town in Cheshire approximately 17 miles south-west of Manchester and 18 miles east of Liverpool. The property is located on the south side of Buttermarket Street and benefits from good road access being 100 yards from the A49, providing access to the M62. Nearby occupiers include PureGym, Papa John's, and various independent retailers.

## Description

The property comprises a double-fronted three storey building arranged as a ground floor shop, with residential accommodation on the first and second floors, which are accessed from the rear.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

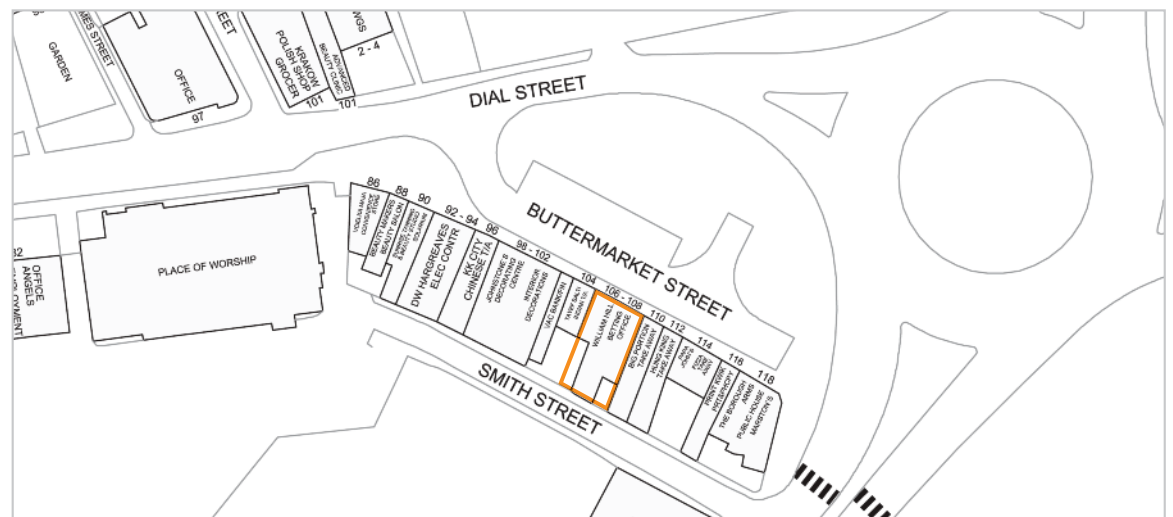
## Energy Performance Certificate

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

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	120.90 sq m (1,301 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	A term of years expiring 24/12/2024 (2)	£14,000
First (106a)	Residential - 2 bed flat	-	(-) INDIVIDUAL	1 year AST from 10/07/2020 at £375 pcm	£4,500
Second (108a)	Residential - 2 bed flat	-	(-) INDIVIDUAL	1 year AST from 25/09/2020 at £425 pcm	£5,100
<b>Total Commercial Area</b>		<b>120.90 sq m (1,301 sq ft)</b>			<b>£23,600</b>

- (1) For the year ending 31/12/2019, William Hill Organization Limited reported a turnover of £701,500,000, pre tax profits of £2,500,000 and shareholder's funds of £267,600,000 (Source: NorthRow 20/05/2021).  
(2) The shop was originally let for a term of 10 years from 25/12/2011, but has recently been extended by way of a reversionary lease for a further term of 3 years from 25/12/2021, thus expiring on 24/12/2024.



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