Cheshire CH65 0AH

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





High Yielding Commercial and Bank Investment

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Property Information

High Yielding Commercial and Bank Investment Location Description • Let to National Westminster Bank Plc, a Performing Arts Theatre Group Miles 11 miles south of Liverpool, 40 miles south-west of Manchester The property comprises a former bank & a performing arts studio arranged on the (a Charity) and a Martial Arts Academy ground floor and a martial arts studio arranged on the first floor. The property also **Roads** A41, M56, M5 benefits from parking to the rear for 12 cars. • Approximately 9,182 sq ft on a large site with parking for about 12 cars Ellesmere Port Rail Opposite Port Arcades Shopping Centre with nearby occupiers including Liverpool John Lennon Airport Air Aldi, Asda, Costa, Subway, Greggs, Farmfoods and Boots the Chemist VAT VAT-free investment Situation VAT is not applicable to this lot. Lot Auction 40 12/Jul/2022 The property is located in a prominent position on Whitby Road in Ellesmere Port Note town centre, opposite Port Arcades Shopping Centre. Nearby occupiers include Rent Status Aldi, Asda, Costa, Subway, Greggs, Farmfoods and Boots the Chemist. £50,369 per Annum Exclusive Available Please note the buyer will pay 1% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special **Tenure** Conditions of Sale. Sector **Auction Venue** High Street Retail Live Streamed Auction Freehold. **Completion Period** On Behalf of Trustees **EPC** 6 week completion

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See legal pack.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Banking Hall	166.48 sq m	(1,792 sq ft)	NATIONAL WESTMINSTER BANK PLC (1)	Approx. 21 years from 09/06/2005 to 23/06/2026	£30,368.75	24/06/2025
Ground	Commercial	237.65 sq m	(2,558 sq ft)	THE BOATY THEATRE COMPANY (2)	5 years from 19/02/2020	£10,000	-
First	Martial Arts Studio	448.91 sq m	(4,832 sq ft)	P.L.GEOGHEGAN (t/a Bushido Ju Jitsu Acadamy)	10 years from 01/04/2019 (3)	£10,000	01/04/2024
Total		853.04 sq m	(9,182 sq ft)			£50,368.75	

⁽¹⁾ For the year ending 31st December 2020, National Westminster Bank Plc reported a turnover of £10,271,000,000, a pre-tax profit of £536,000,000 and shareholder funds of £19,882,000,000 (Source: NorthRow 10/05/2022). Please note the tenant is not currently in occupation.

⁽²⁾ www.boatytheatre.co.uk - a community theatre company. Founded in 2010, the Boaty Theatre Company is a charity funded by Arts Council England.

⁽³⁾ The lease is subject to a tenant only option to determine on 01/04/2024

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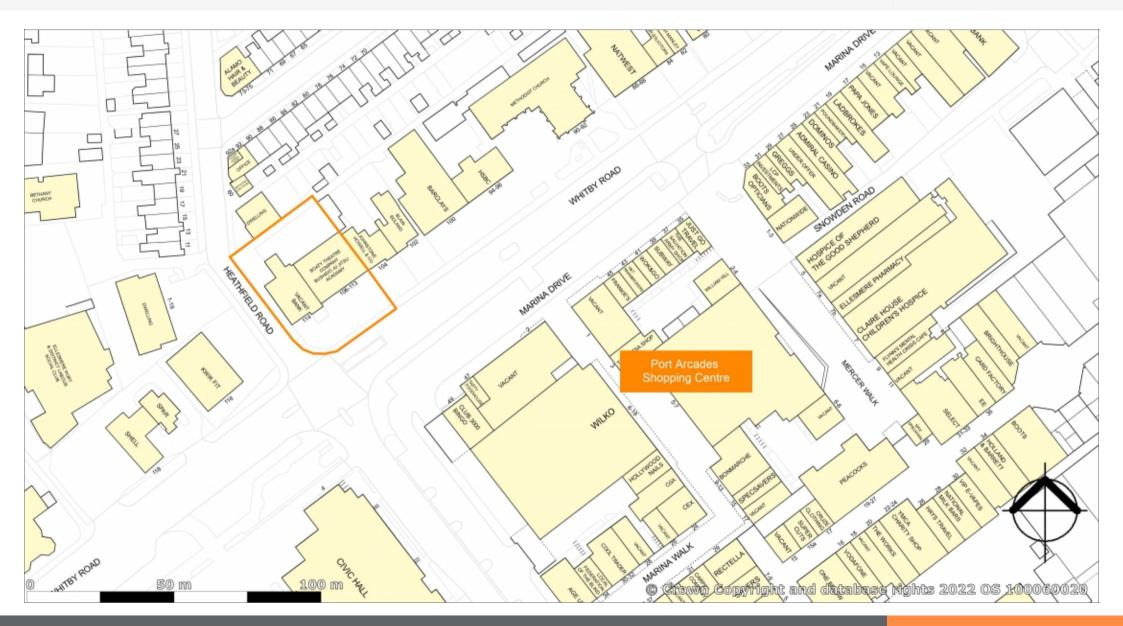




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