

# Lot 40, 106-114 Whitby Road, Ellesmere Port, Cheshire CH65 0AH

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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## Property Information

### High Yielding Commercial and Bank Investment

- Let to National Westminster Bank Plc , a Performing Arts Theatre Group (a Charity) and a Martial Arts Academy
- Approximately 9,182 sq ft on a large site with parking for about 12 cars
- Opposite Port Arcades Shopping Centre with nearby occupiers including Aldi, Asda, Costa, Subway, Greggs, Farmfoods and Boots the Chemist
- VAT-free investment

**Lot** 40  
**Auction** 12/Jul/2022

**Rent** £50,369 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail  
**Auction Venue** Live Streamed Auction

On Behalf of Trustees

### Location

**Miles** 11 miles south of Liverpool, 40 miles south-west of Manchester  
**Roads** A41, M56, M5  
**Rail** Ellesmere Port  
**Air** Liverpool John Lennon Airport

### Situation

The property is located in a prominent position on Whitby Road in Ellesmere Port town centre, opposite Port Arcades Shopping Centre. Nearby occupiers include Aldi, Asda, Costa, Subway, Greggs, Farmfoods and Boots the Chemist.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a former bank & a performing arts studio arranged on the ground floor and a martial arts studio arranged on the first floor. The property also benefits from parking to the rear for 12 cars.

### VAT

VAT is not applicable to this lot.

### Note

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 Conditions of Sale.

### Completion Period

6 week completion

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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 Academy)	10 years from 01/04/2019 (3)	£10,000	01/04/2024
<b>Total</b>		<b>853.04 sq m</b>	<b>(9,182 sq ft)</b>			<b>£50,368.75</b>	

(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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## Contacts

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### Seller's Solicitors

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