

Ellesmere Port – 17-21 Whitby Road, Cheshire CH65 8AA
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £185,000
- Gross Initial Yield: 10.81%
- Rental Income: £20,000 p.a.
- VAT is NOT applicable to this property
- Comprises retail parade of 2 ground floor retail shops (one of which is double fronted)
- Situated on the north-east side of Whitby Road (A5032), close to its junction with Cambridge Road. Nearby occupiers include Morrisons, Restaurant, Hairdresser and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 17 (Ground Floor)	Retail Shop: 80.00 sq m (861 sq ft) Open plan retail, storage, kitchen, wc	Individual t/a Convenience Store	5 Years from 3 October 2022	£8,000	Note 1: FRI Note 2: Break clause in October 2025 NOT exercised
No. 19-21 (Ground Floor)	Retail Shop: 152 sq m (1,636 sq ft) Open plan retail, storage, kitchen, wc	Individual t/a Beauty Salon	5 Years from 7 July 2022	£12,000	Note 1: FRI Note 2: Break clause in July 2025 NOT exercised
				£20,000	

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Property Description:

Comprises 2 ground floor retail shops t/a convenience store and beauty salon (double unit), providing the following accommodation and dimensions:

Ground Floor Shop No.17: 80 sq m (861 sq ft)

Open plan retail, storage, kitchen, wc

Ground Floor Shop No.19-21: 152 sq m (1,636 sq ft)

Open plan retail, storage, kitchen, wc

Total GIA: 232 sq m (2,497 sq ft)

Tenure:

Long Leasehold. Held for a term of 999 Years from 17th December 2021 at a ground rent of peppercorn. Reversion in 3020.

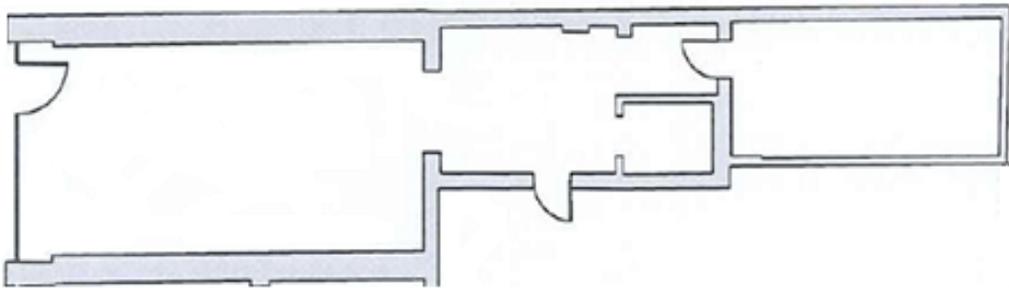
Tenancy:

Shop No.17 is at present let to an Individual t/a Convenience Store for a term of 5 years from 3rd October 2022 at a current rent of £8,000 p.a. and the lease contains full repairing and insuring covenants. Break clause in October 2025 NOT exercised.

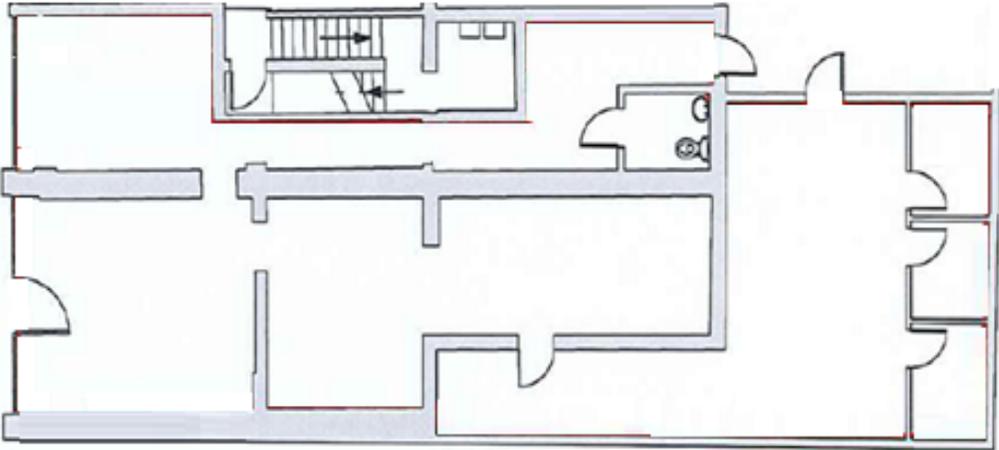
Ground floor shop No. 19-21 is at present let to an Individual t/a Beauty Salon for a term of 5 years from 7th July 2022 at a current rent of £12,000 p.a. and the lease contains full repairing and insuring covenants. Break clause in July 2025 NOT exercised.



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Shop No.17



Shop No.19-21

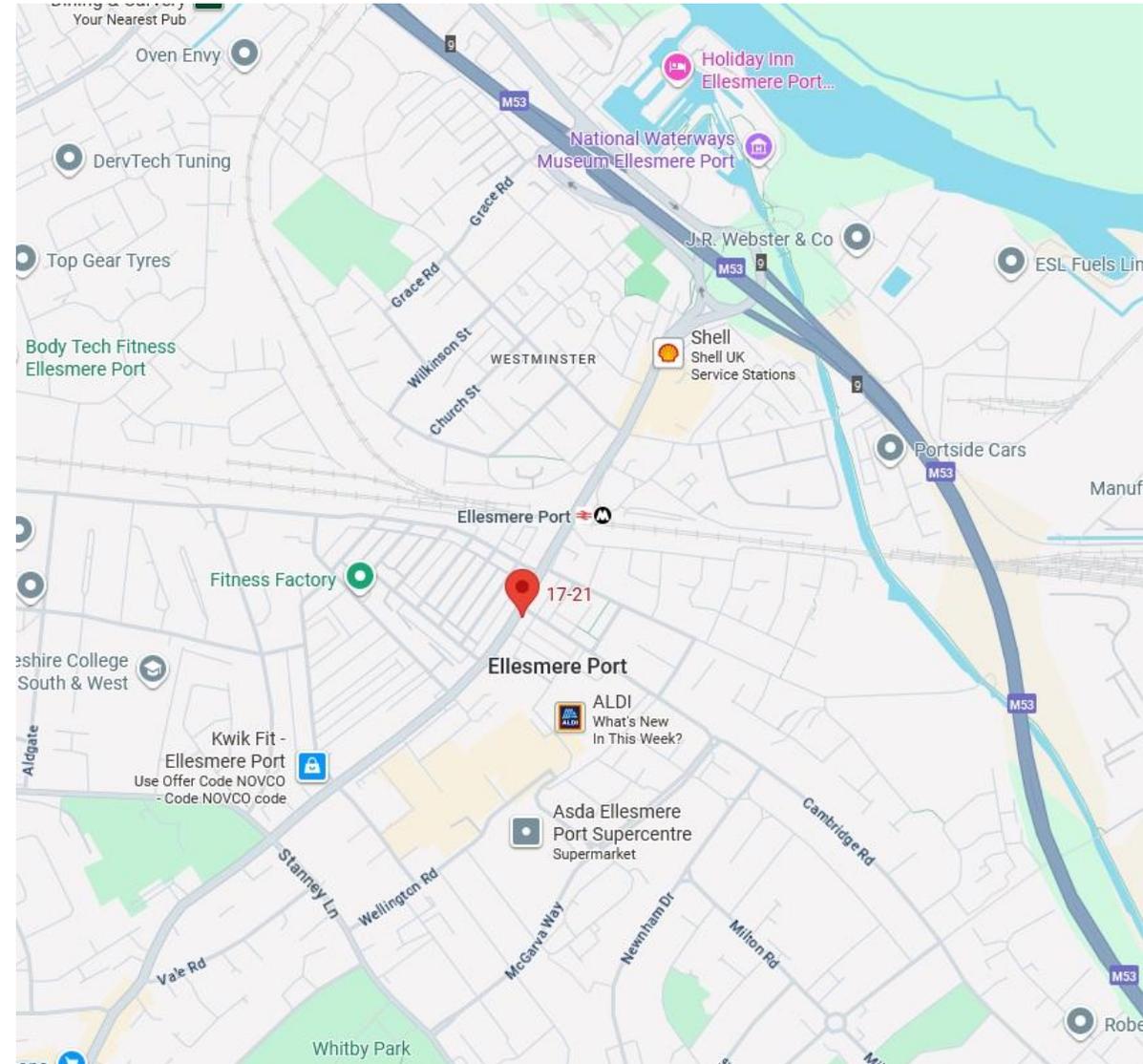
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Location:

Ellesmere Port is a well-established Cheshire town located approximately 8 miles north of Chester and 15 miles south of Liverpool. The town benefits from excellent road communications, being situated close to Junction 9 of the M53 motorway, which provides direct access to the M56 and the wider regional motorway network. Ellesmere Port Railway Station offers regular services to Liverpool Central and Chester, while Liverpool John Lennon Airport lies around 25 minutes' drive to the north-east. The property is prominently positioned on Whitby Road, the town's principal retail thoroughfare, close to the junction with Wellington Road and opposite the Port Arcades Shopping Centre. Nearby occupiers include Iceland, Greggs, Savers, Card Factory and a range of local retailers and service providers. The surrounding area comprises a busy mix of national multiples and independent traders serving the town centre.



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Contacts:

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