

Ellesmere Port – 19/21 Whitby Road, Cheshire CH65 8AA
Virtual Freehold Retail Investment



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PROPERTY CONSULTANTS



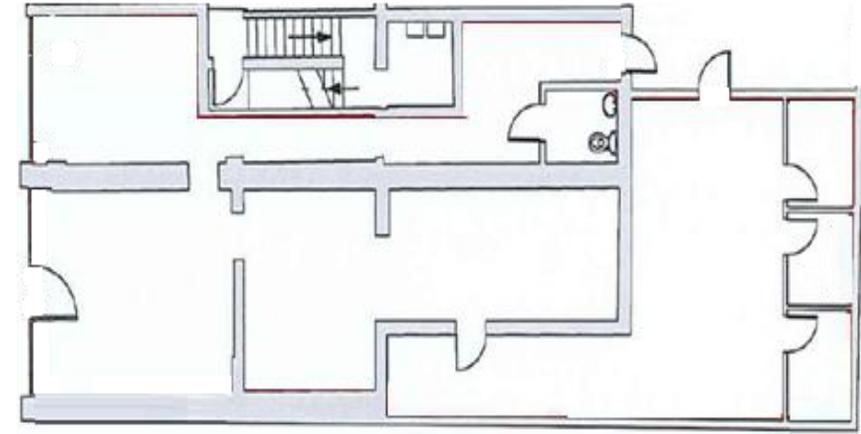
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Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 10.91%
- Rental Income: £12,000 p.a.
- VAT is NOT applicable to this property
- Comprises double fronted ground floor shop t/a beauty salon
- 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. 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
				£12,000	

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Property Description:

Comprises double fronted ground floor shop t/a beauty salon, providing the following accommodation and dimensions:

Ground Floor: 152 sq m (1,636 sq ft)
Open plan retail, storage, kitchen, wc

Tenure:

Long Leasehold. Held for a term of 990 Years from 2025 at a ground rent of peppercorn. Reversion in 3015.

Tenancy:

The property is at present let to an Individual 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 2025 NOT exercised.



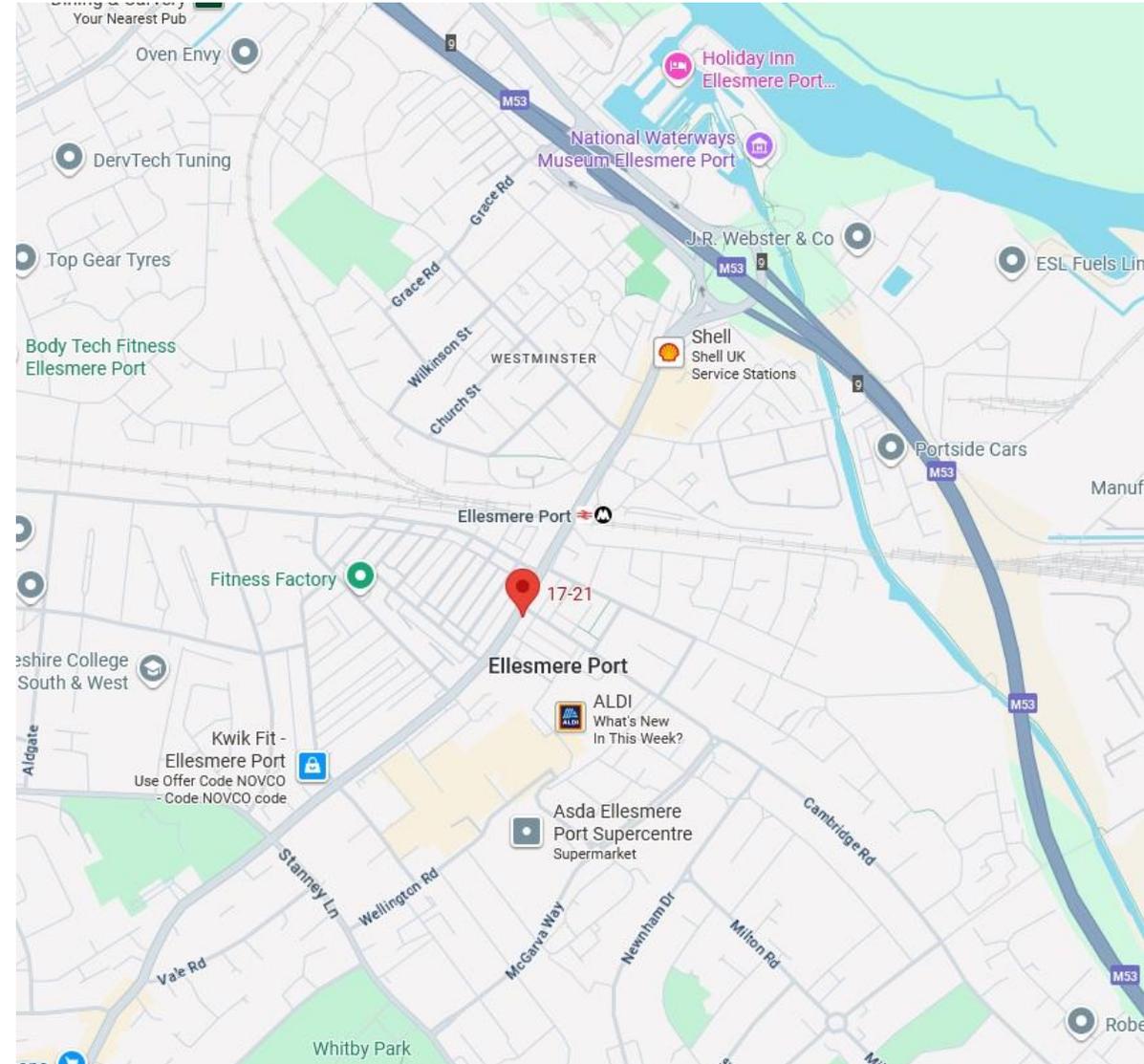
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Location:

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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