

AWS

CHARTERED SURVEYORS &
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NEIGHBOURHOOD RETAIL INVESTMENT

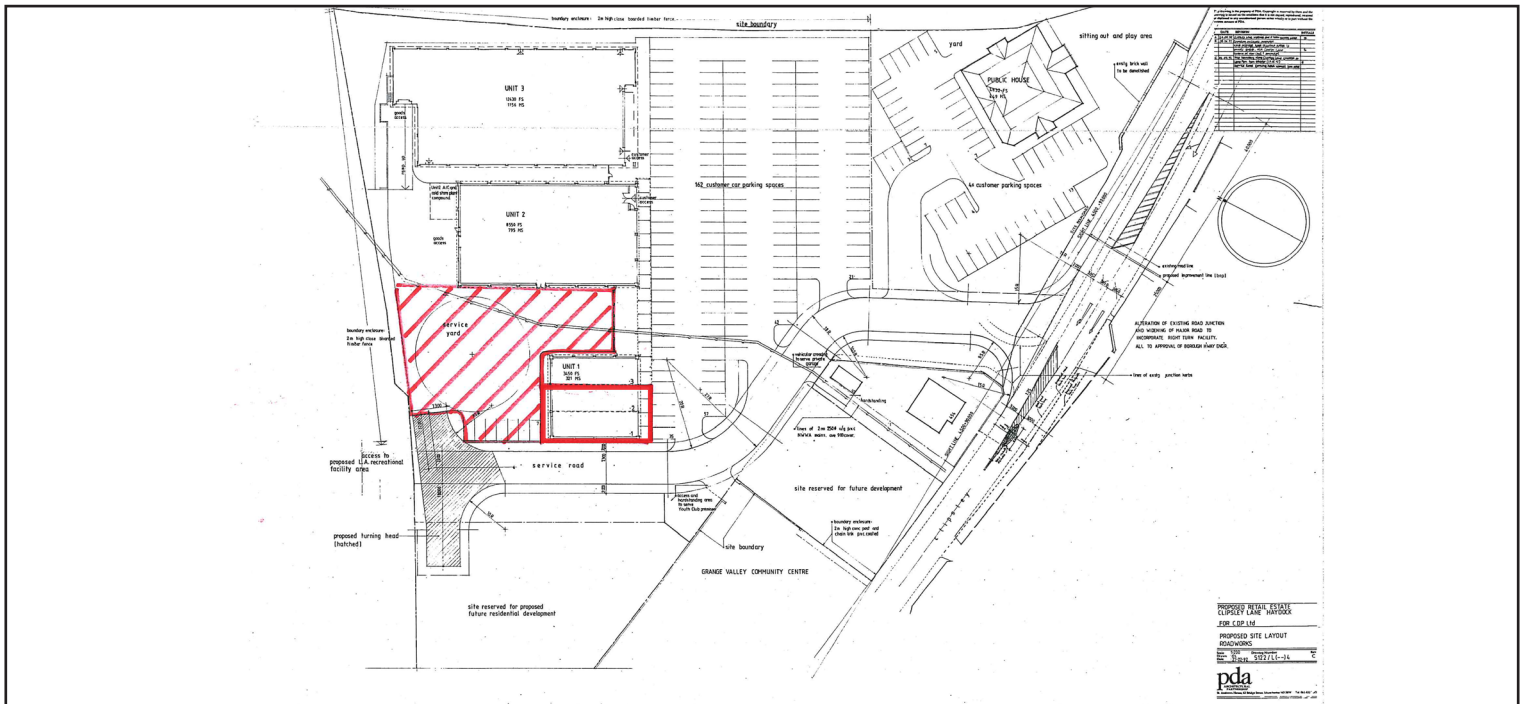
UNITS 1 & 2 CLIPSEY LANE,
HAYDOCK, WA11 0QW



INVESTMENT SUMMARY

- Located on a very busy Neighbourhood Shopping Centre.
- High footfall generated by adjoining Aldi Supermarket and Iceland Frozen Foods, opposite a Tesco Superstore.
- Use of 156 space free car park.
- Fronting a busy arterial road the A599.
- A spread of income between 2 long standing local tenants.
- Low passing rentals reflecting £11.35 sq ft.
- Offers are invited at £310,000 reflecting a net initial yield of 7.60% of the net rent off £24,334 pa after graduated purchasers costs.

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LOCATION

The property is located fronting the A599 one of the principal arterial routes from the M6 (junction 23) to Haydock Town Centre.

Other occupiers on the estate include an Aldi Supermarket and Iceland Frozen Food Store with a large Tesco Superstore being located directly opposite.

DESCRIPTION

The property is shown edged red on the attached plan with the yard shared with Unit 3 hatched red. The property comprises a single storey steel frame retail unit clad in bricks under a pitched tiled roof. The building which was completed in the early 1990s was part of the larger Neighbourhood Shopping Centre of 5 retail units (the other 3 being sold off to Aldi, Iceland and a DIY Store) with a Whitbread Public House development at the front of the estate.

The property has the benefit of the use of a large tarmac surfaced car park providing 156 customer car parking spaces.

To the rear of the unit is a concrete surfaced service yard fully enclosed in 2m palisade fencing with security gates shared with Unit 3.

The estate benefits from high footfall created by Aldi and Iceland.

ACCOMMODATION

The property provides the following accommodation: -

Unit 1	1,100 sq ft	102.19 sq m
Unit 2	1,100 sq ft	102.19 sq m
TOTAL	2,200 sq ft	204.38 sq m

TENURE

The property is for sale by way of assignment of a 999 year lease from 1st January 1992 at a fixed ground rent of £1,000 pa. Unit 3 has been sold off on a long lease with an apportioned ground rent of £333 p.a, net ground rent payable in respect of this property £666 p.a.



TENANCIES

The property is let in accordance with the attached schedule: -

UNIT	TENANT	TERM	OCCUPATION DATE	RENT REVIEW DATE	PASSING RENT
1	Shofikur Rahman (Indian Restaurant)	20 years from 01.01.2008	Been in occupation since 2008	5 yearly	£12,500 pa
2	Kitchen & Bathroom Interiors Ltd	12 years from 25.03.2019	Been in occupation since 2011	4 yearly	£12,500 pa
	TOTAL				£25,000 PA Head lease rent £666 pa
	NET RENTAL TOTAL				£24,334 PA

ENERGY PERFORMANCE CERTIFICATES

Copies of the EPC's for the property are available upon request.

The properties have the following EPC Ratings: -

Unit 1 B-41
Unit 2 B-47

PROPOSAL

Offers are invited at £310,000 (three hundred and ten thousand pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 7.60% after graduated purchaser's costs.

VAT

The property has been elected for VAT and it is envisaged that the transaction would be treated as a transfer of a going concern (TOGC).

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide documentation to comply with Anti Money Laundering Legislation.

SUBJECT TO CONTRACT



VIEWING

By appointment with the sole agent, AWS Ltd, **Kevin Surplice** Tel: 0113 235 1362

MISREPRESENTATION ACT

AWS Ltd for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of AWS Ltd has any authority to make or give any representation or warranty whatever in relation to the property.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.