

102 Cambridge Road, St Helens
WA10 4HA

for sale

Fully let investment premises



Offers in excess
of £98,000

- Fully let investment premises
- Ground floor retail with upper floor residential flat
- Total rental income currently £9,450 p.a. rising to £12,300 p.a. after December 2020

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

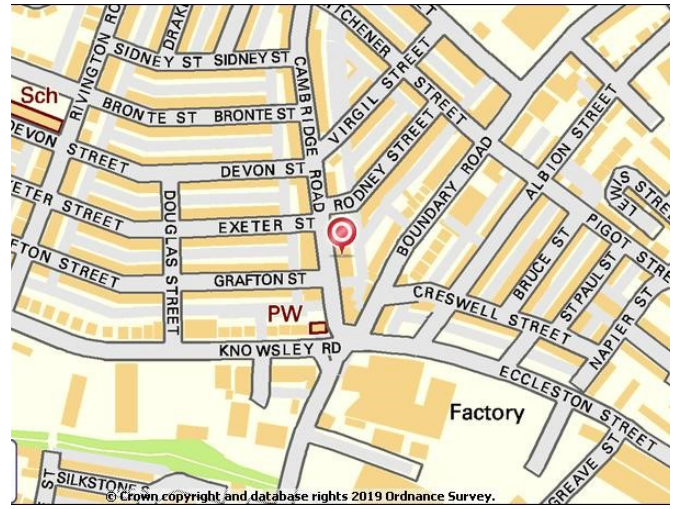
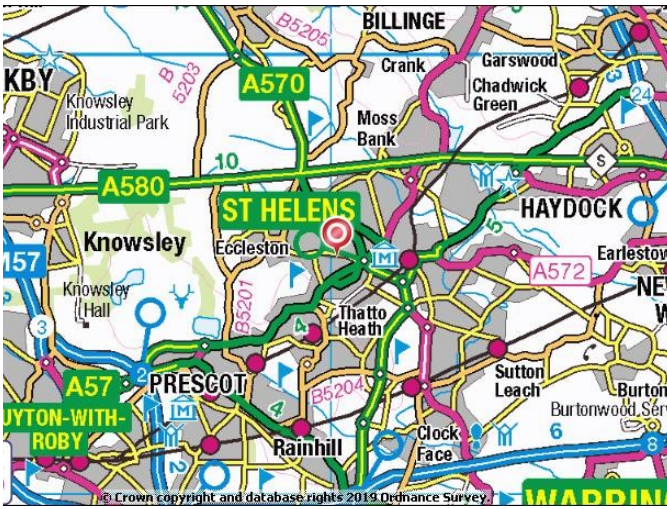
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Location

The subject property is located on Cambridge Road at the junction with Knowsley Road and Eccleston Street. The property is adjacent to Bet Fred and other notable occupiers include McColls and Bargain Booze in the immediate vicinity. The property attracts good footfall and passing traffic and is a short walking distance from St Helens town centre. The property is on a bus route and free street parking is available close by. St Helens is a large town in Merseyside with a population of 102,629. The property is in a traditional terraced housing locality with many having been converted into retail uses.

Description

The property comprises a ground floor lock up retail unit within a pavement fronted mid terrace with brick elevations under a pitched slate roof. The ground floor has recently undergone a refurbishment. There is a 2 storey, two bedroom residential flat above which is let on an assured shorthold tenancy agreement at a rental of £4500 per annum.

Services

We understand mains services are connected to the property to include mains water, drainage, and electric. We are advised that the 1st floor flat also has a gas supply. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
GF Retail	36.52	393
GF Storage	26.34	283
Kitchen	4.07	44
TOTAL	66.93	720

There is a two storey, 2 bedroom residential flat above.

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£5,100	£2,534.70 p.a.

Price

Offers in excess of £98,000

Tenure

The property is held by way of good marketable long leasehold title. The lease is for the remainder of a 999 year lease with nominal ground rent payable.

Tenancies

The ground floor is let by way of a 4 yr lease from December 2019 at a passing rent of £4950 which will rise to £7800 in December 2020.

The first floor flat is let on a 6 monthly assured shorthold tenancy at a rental of £375 pcm.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation

EPC

The property has an Energy Performance Certificate with a rating of E-107. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Dec 2019 Ref: AG0498

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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