

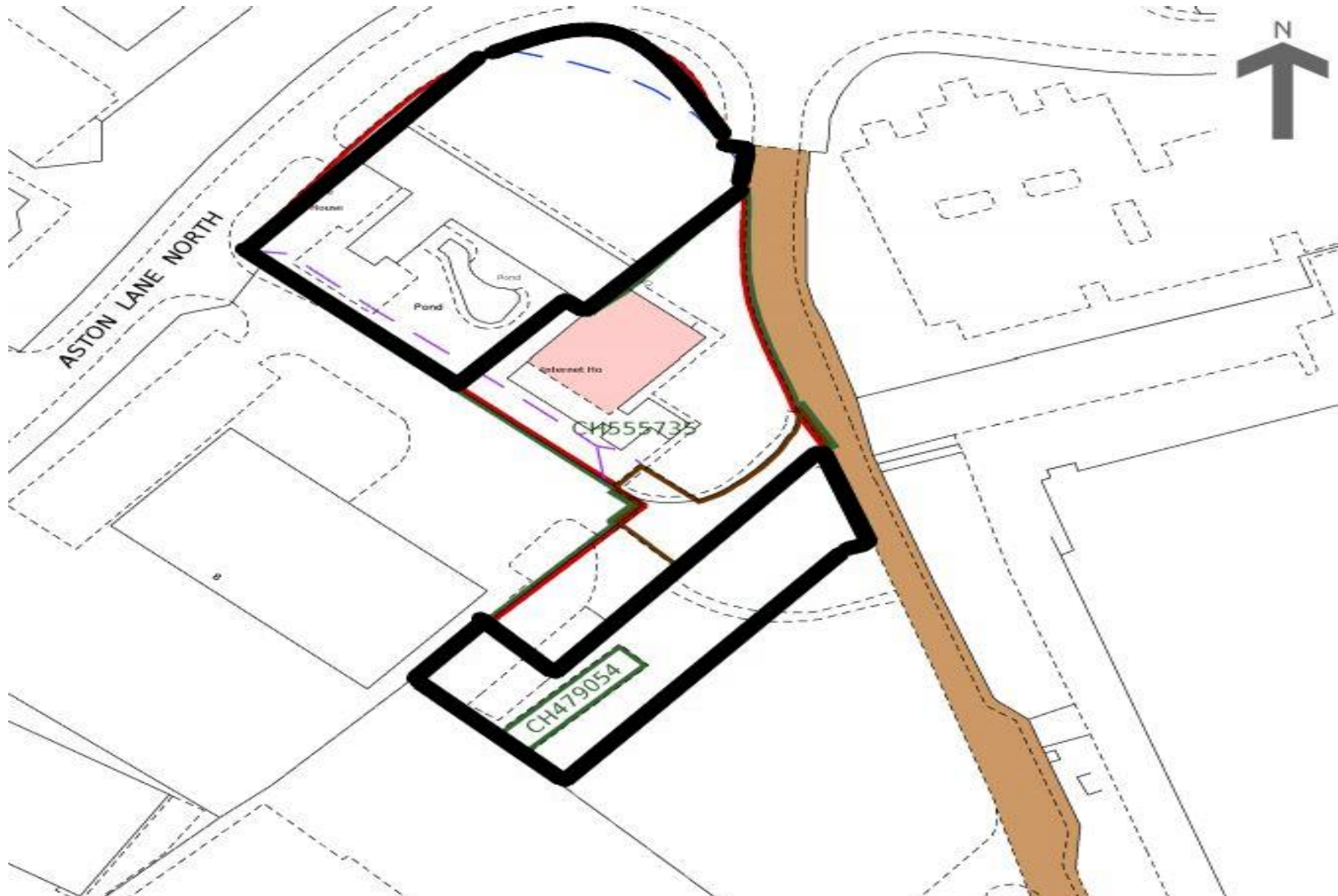
FOR SALE

Vale House, Ashton Lane North, Preston Brook, Runcorn, WA7 3PZ

- **Superb Location in the heart of a busy Commercial area**
- Significant amount of potential
- significant income producing property, currently £115,997pa with significant asset management opportunities
- Offers in the region of £550,000



TITLE PLAN



LOCATION

The premises are prominently located within the popular and well established Whitehouse Vale Industrial Estate, located some 2 miles from junction 11 of the M56 motorway, 6 miles south west of the M56/M6 interchange and circa 4 miles South East of Runcorn Town Centre.



DESCRIPTION

- Superb location in the heart of Whitehouse Vale Industrial Estate
- Significant asset management opportunities
- two storey office premises in need of refurbishment with on site car parking.
- 22,634 sq.ft
- Multi occupied business centre
- On site parking

LEGAL COSTS

Each party to pay their own legal costs.

PRICE

Offers in the region of £550,00 + VAT

RENTAL INCOME

The property is currently producing an annual income of £115,977.60 (this is an all inclusive rental).

The property has a significant amount of potential to increase the amount of income per annum by letting the vacant space on a floor by floor basis or a smaller suite basis.

EPC

Available on request

Enquiries

Phone – 01925 213 987

Email – brad@readproperty.info

Web – www.readproperties.co.uk

Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX