

FOR SALE

UNITS 4&5, OTTERBURN STREET, SANDYMOOR, RUNCORN, WA7 1YN



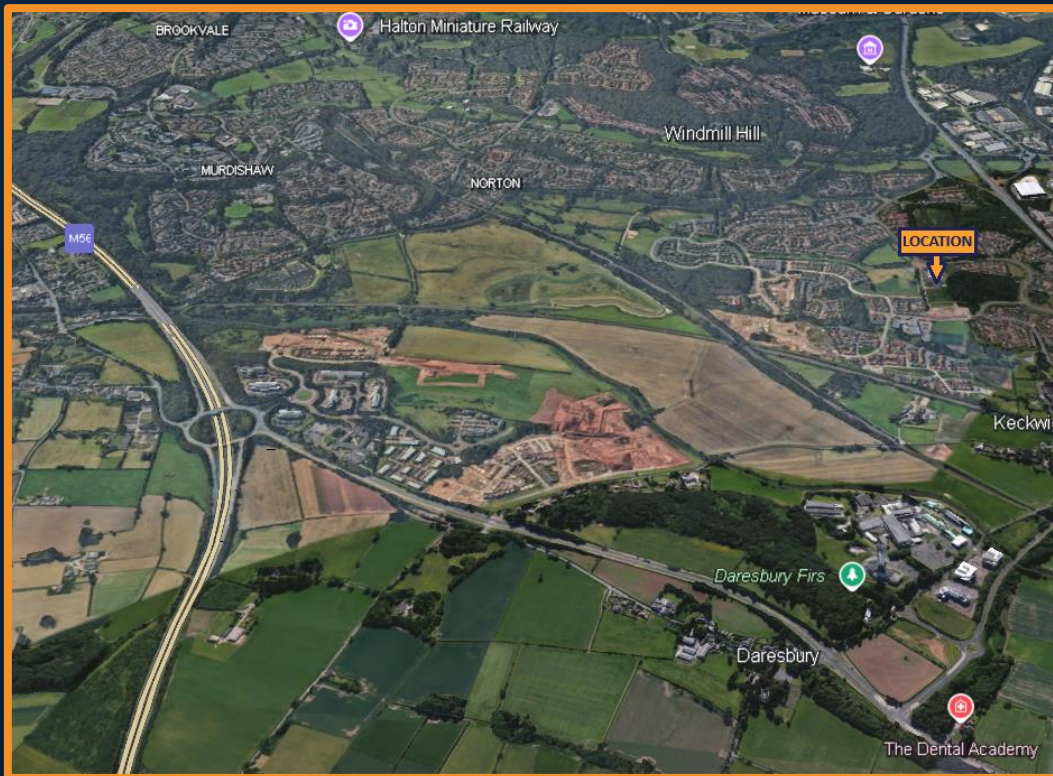
LOCATION



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OTTERBURN STREET, SANDYMOOR DEVELOPMENT FORMS PART OF A LARGE URBAN EXTENSION TO THE EAST OF RUNCORN BEING DELIVERED BY A CONSORTIUM OF HOUSE BUILDERS INCLUDING MORRIS HOMES, DW HOMES, AND BARRATTS TOTALLING APPROXIMATELY 6,500 UNITS IN THE SURROUNDING AREAS

THE LOCATION ALSO BENEFITS FROM A PROXIMITY TO NEARBY EMPLOYMENT AREAS OF MANOR PARK AND DARESBUY.



PHOTOS



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AERIAL VIEW

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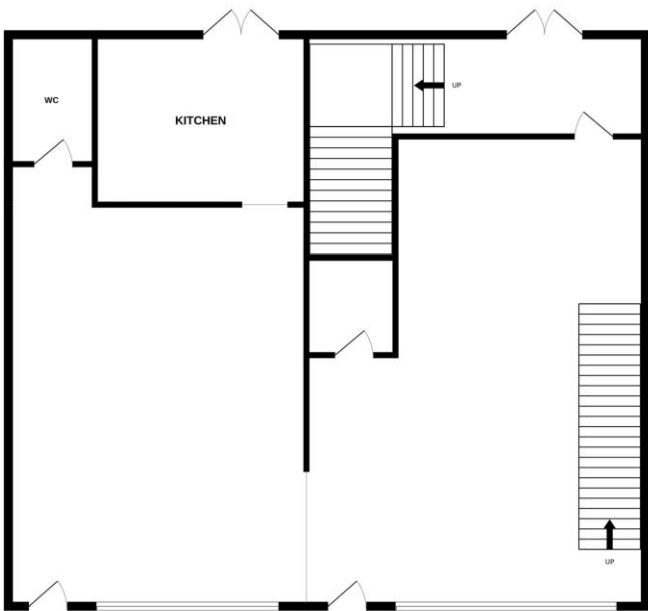


FLOORPLAN

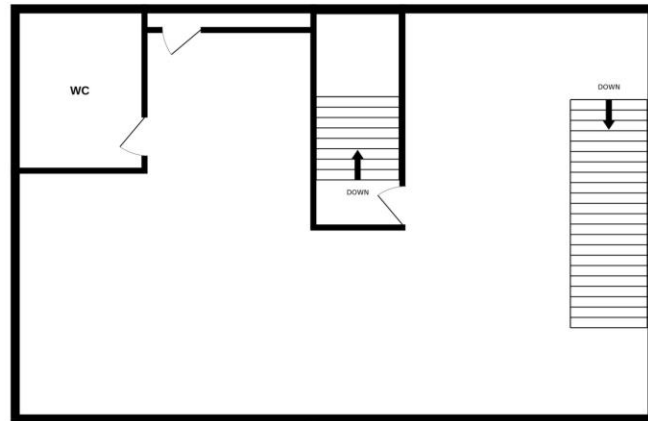


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GROUND FLOOR



1ST FLOOR



DETAILS



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DESCRIPTION

- PRIME LOCATION IN SANDYMOOR, RUNCORN
- INVESTMENT OPPORTUNITY
- PROMINENT FRONTAGE
- POPULAR COMMERCIAL LOCATION
- CURRENTLY USED FOR USE CLASS E

TENURE

- LONG LEASEHOLD FOR 999 YEARS FROM 5th JANUARY 2024 AT A PEPPERCORN GROUND RENT

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- £475,000 EXCLUSIVE OF VAT

TENANCY DETAILS

- OTTERBURNS LTD – 10 YEAR LEASE TO BE SIGNED MAY/JUNE 2025 AT A COMMENCING RENTAL OF £32,850 FOR THE 1ST YEAR OF THE TERM.
- YEAR 2 – RENTAL OF £32,850
- YEAR 3 – RENT REVIEW AND BREAK CLAUSE FOR TENANT ONLY. RENTAL OF £34,000 IF TENANCY CONTINUES
- YEAR 5 – RENT REVIEW AND BREAK CLAUSE FOR TENANT ONLY. RENTAL OF £35,000 IF TENANCY CONTINUES
- YEAR 7 – RENT REVIEW AND BREAK CLAUSE FOR TENANT ONLY. IF TENANCY CONTINUES, CHARTERED SURVEYOR TO SUGGEST A LEASE COST, NOT TO EXCEED MARKET VALUE
- LANDLORD TO BE RESPONSIBLE FOR PAYING THE SERVICE CHARGE AND BUILDINGS INSURANCE

ENQUIRIES



UNITS 4&5, OTTERBURN STREET, SANDYMOOR, RUNCORN, WA7 1YN

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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zoopla

