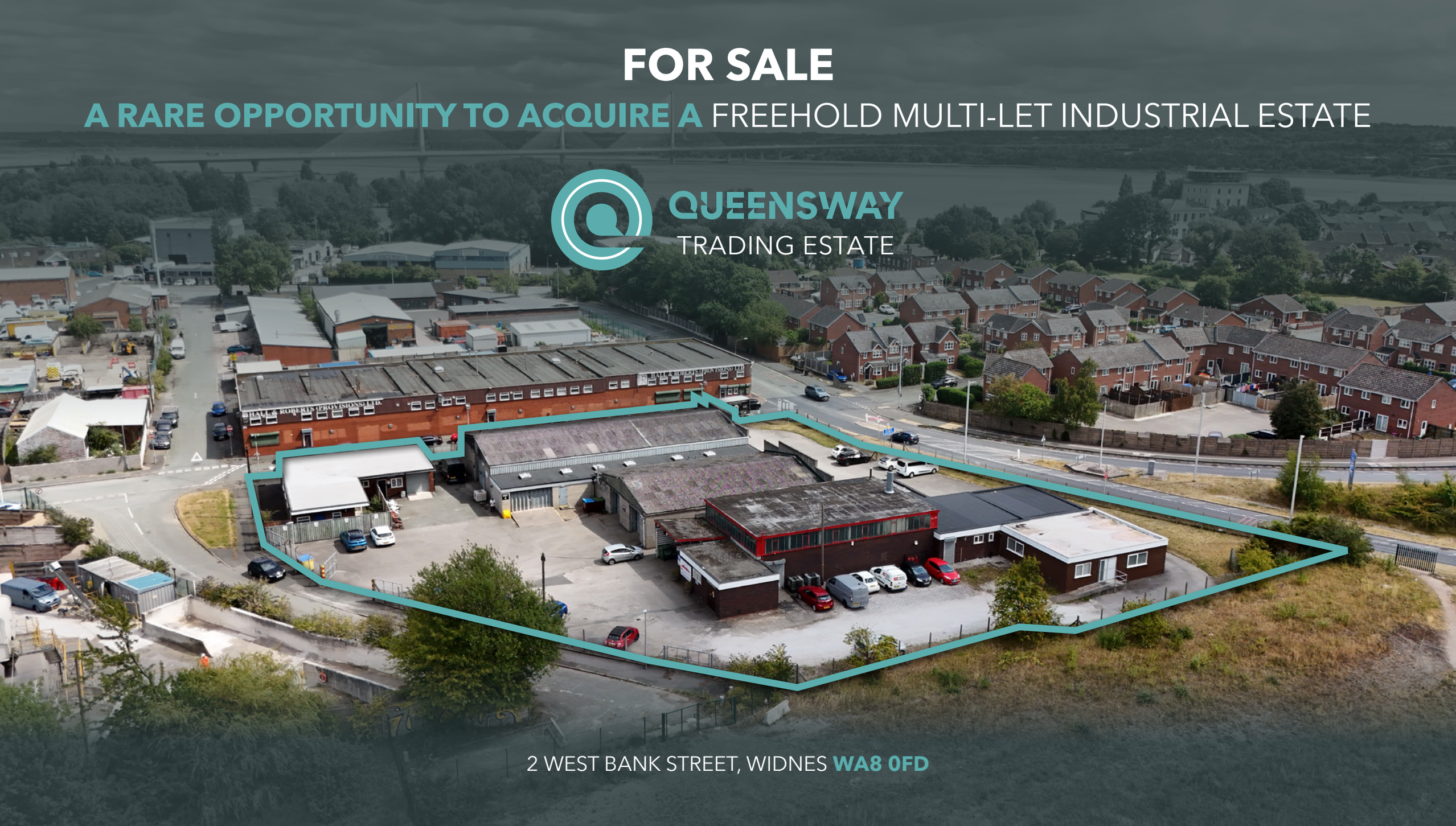
FOR SALE

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD MULTI-LET INDUSTRIAL ESTATE

QUEENSWAY
TRADING ESTATE



2 WEST BANK STREET, WIDNES **WA8 0FD**



INVESTMENT SUMMARY

- A rare opportunity to acquire a freehold multi-let industrial estate.
- Asset management potential and opportunity to increase rental tone.
- Located in Widnes with excellent access to the M57, M62, and M6 motorways.
- Comprising approximately 16,000 sq ft of mixed-use industrial accommodation.
- Generating an **income of £84,271 per annum**.
- **Low average rent** on the let estate of **£5.98 per sq ft**
- Rent in **excess of £7.50 per sq ft** has been **achieved** on the estate, with rents in excess of £12.50 per sq ft achieved nearby.
- Variety of occupiers.
- Site extends to 1.18acres (0.48 hectares).
- Freehold.

PROPOSAL

We are instructed to seek offers in excess of **£950,000 (Nine Hundred and Fifty Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase as this level reflects a **Net Initial Yield of 8.39%**, a **Reversionary Yield of 11.72%** and overall capital value of **£60.55 per sq ft**, assuming purchasers costs of 5.69%.


SILVER JUBILEE BRIDGE
RUNCORN
RIVER MERSEY
SAT NAV: WA8 0FD
w3w: ///value.count.epic
TO LIVERPOOL CITY CENTRE AND JOHN LENNON AIRPORT
A557 QUEENSWAY

LOCATION

Queensway Trading Estate is prominently located on West Bank Street at the southern end of Waterloo Road.

The site is adjacent to the slipway onto Queensway crossing south over the River Mersey via the Jubilee Bridge. This leads into Runcorn and further afield into Cheshire.

Heading north from the property along Waterloo Road leads to the Queensway northbound and in turn Ashley Way and Watkinson Way which connects to junction 7 of the M62 and the wider northwest motorway network.

Speke Road is also accessed via travelling north on Waterloo Road from the property, this road travels west into Speke before leading into the suburbs of south Liverpool, eventually reaching Liverpool City Centre (less than 40 minute drive).

WIDNES TOWN CENTRE, including Widnes Shopping Park, is approximately 1.2 miles away providing access to several retail, food and beverage options a 3 minute drive away. Retailers include:

There are also several local shops and cafes within a 5 minute walk



GIVEN THE PROMINENCE AND VAST AMENITIES IN THE LOCAL VICINITY, THIS WOULD BE AN ATTRACTIVE LOCATION FOR VARIOUS USES AND BUSINESSES.

WIDNES TRAIN STATION is a 7-minute drive to the north of the property, providing services to Liverpool, Warrington, and beyond. There is free car parking onsite.

RUNCORN TRAIN STATION is just a 5 minute drive away, providing services direct from London to Liverpool.



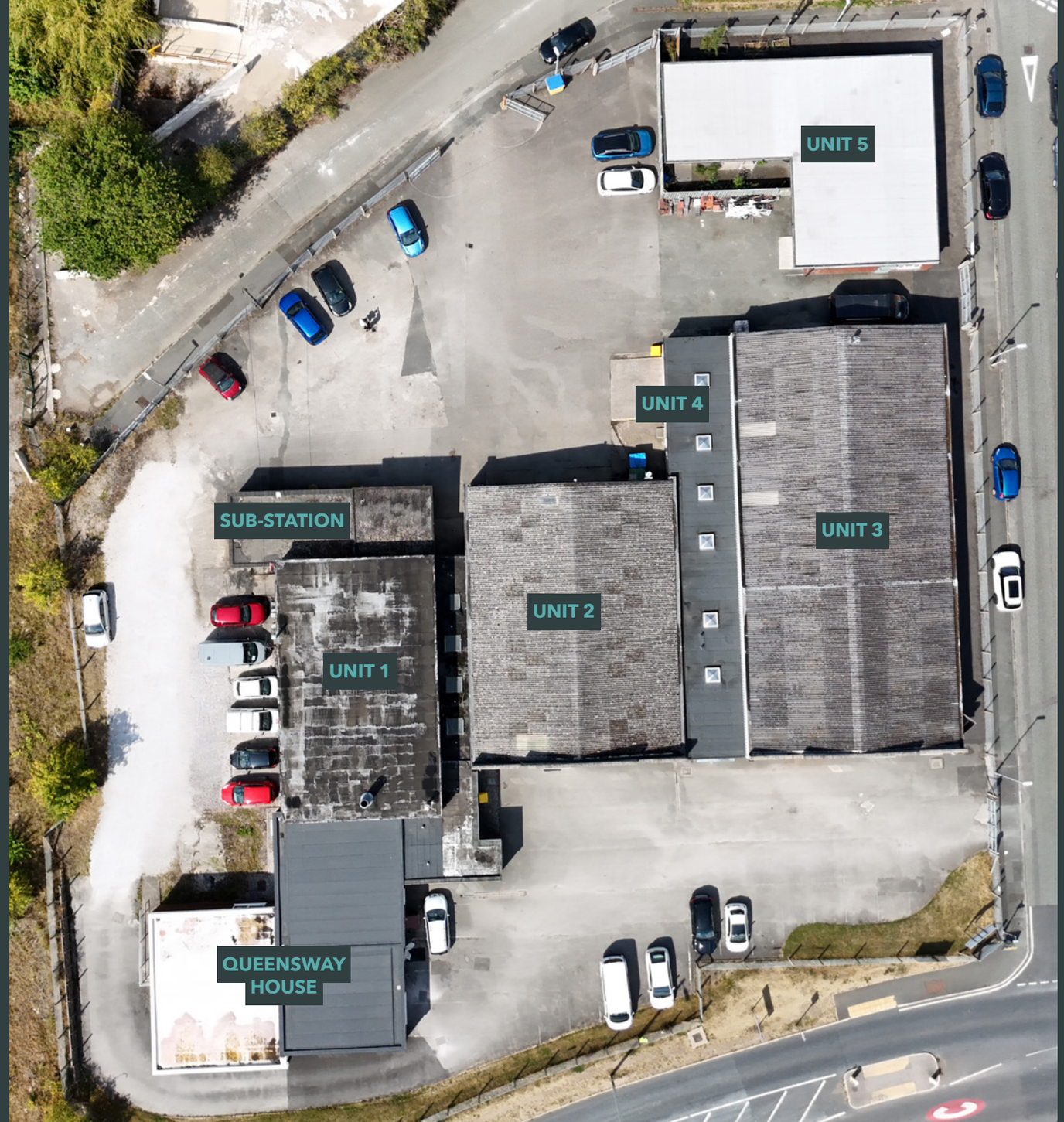
DESCRIPTION

Queensway Trading Estate is a multi-let industrial estate. The buildings are positioned in the centre and eastern fringe of the estate with the perimeter used for parking and access.

There are five vehicular access points to the site, two on West Bank Road (east) and three from Dock Road (north). There is additionally a pedestrian access gate serving Unit 5 only. The property provides a mix of accommodation from brick-built to clad warehouse. There is an electricity sub-station on site.

UNIT 1 is located to the western edge of the estate; this building provides a mix of offices and workshop space. The building has an eaves height of 3.8m and apex height of 4.88m. The unit is of traditional industrial accommodation with a sliding shutter entrance and canopy for loading. Internally the unit benefits from toilets, office space, 3 phase electricity and strip lighting.

UNIT 2 is located in the middle of the site, vehicular access via two roller shutters or a pedestrian door to the front.



UNIT 3 is located on the eastern fringe of the site, identified by the pitched asbestos roof. This property has been split in half, providing vehicular access to the north, and roller shutter and pedestrian access to the south. The unit has an eaves height of 2.8m and apex height of 5.1m. The unit benefits from strip lighting, 3 phase electricity, entrance area, kitchen facilities and ancillary office space.

UNIT 4 is located in between Unit 2 and Unit 3. There is pedestrian access to the south and vehicle loading access via a sliding shutter to the west elevation. Unit 4 is a long narrow building identified via a flat felt roof.

UNIT 5 is a modern building, located in the northeastern corner of the site. There is pedestrian access as well as a roller shutter door.

QUEENSWAY HOUSE is also located on this estate and is undergoing a light refurbishment. The building benefits from the following specification: accessible entrance with ramp, perimeter radiator heating, strip lighting, kitchen facilities, reception area. There are upgrades being made to the electrics, lighting and WCs.

TENANCY SCHEDULE







Unit	SQ FT	RV	Availability	Business	Tenant since	Lease Date	Lease Duration	Lease Expiry	Terms	Actual Annual Rent	ERV	Last Rent Review	Rent Review Due
Queensway House	1,855	13,500	Available										
Unit 1	3,024	13,250	Let	Car Workshop	23/02/2021	23/02/2024	3	22/02/2027	FRI				-
Unit 2	3,254	17,250	Let	Rehabilitation	01/10/2021	01/10/2026	5	31/09/2031	FRI			01/10/2026	01/10/2029
Unit 3A	2,857	12,750	Let	Printer	16/07/2026	24/07/2026	6	23/07/2032	FRI				24/07/2029
Unit 3B	1,548	8,700	Let	MOT	01/08/2025	01/08/2025	6	30/07/2031	FRI				01/08/2028
Unit 4	1,435	9,400	Let	Training	23/02/2021	23/02/2024	3	22/02/2027	FRI				-
Unit 5	1,716	14,750	Let	Wholesale	09/06/2022	09/06/2022	6	08/06/2028	FRI			09/06/2025	-
	15,689									**£84,271**	**£117,667.50**		

A full tenancy schedule is available in the data room.












EXPRESS
TRADE SUPPLIES




UNIT
3











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EPC

A copy of the Energy Performance Certificates can be found in the dataroom.

ANTI MONEY LAUNDERING

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.

VAT

The property is not elected for VAT.

DATA ROOM

Data room access can be provided upon request.

SERVICE CHARGE

Current service charge budget available in the Data room.

CONTACT

To discuss the opportunity, or to arrange an inspection please contact:

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