

FOR SALE

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD MIXED USE COMMERCIAL ESTATE



THE VICTORIA
PORTFOLIO

CROFT ST, WIDNES, CHESHIRE **WA8 0NQ**

INDUSTRIAL ESTATE + OFFICE + LAND INVESTMENT OPPORTUNITY

MERSEY GATEWAY BRIDGE

A533 MERSEY GATEWAY BRIDGE

INVESTMENT SUMMARY

- Potential to purchase 3 assets individually or combined.
- A rare opportunity to acquire a freehold mixed use commercial estate.
- Opportunity to uplift the Asset management and increase the rental income from Day 1.
- Located in Widnes with excellent access to the M57, M62, and M6 motorways.
- Comprising approximately 34,000 sq. ft of built lettable accommodation.
- 0.3 acres of additional land.
- Generating a gross rent of £185,120 per annum.
- Net annual income of £136,117.
- Variety of occupiers and assets.
- Alternative use potential, subject to planning.
- Freehold.

PROPOSAL

We are instructed to seek offers in excess of **£1,780,000 (One Million Seven Hundred and Sixty Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 7.2%**, a **Reversionary Yield of 15.41%**, assuming purchasers costs of 6.21%.

A562 ASHLEY WAY

SILVER JUBILEE BRIDGE

RUNCORN

RIVER MERSEY



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TO LIVERPOOL CITY
CENTRE AND JOHN
LENNON AIRPORT

A557 QUEENSWAY

A533 SPEKE ROAD

A533 MERSEY GATEWAY BRIDGE

LAND

VICTORIA TRADING ESTATE

VICTORIA HOUSE

VICTORIA ROAD

CROFT STREET

A562 ASHLEY WAY



LOCATION

Victoria Trading Estate and Victoria House are prominently positioned on Croft Street, just off Ashley Way and the land, 4-8 Victoria Road is located at the rear of Victoria House and has access points on Spring Street and Victoria Road.

The east route of Ashley Way leads to Watkinson Way which in turns leads to the M62 Motorway, via the Rainhill Stoops Roundabout. The site is less than 2 miles away from the Mersey Gateway Bridge leading to Runcorn and further afield.

WIDNES TOWN CENTRE is just 1 mile away and Widnes Shopping Park is approximately 0.9 miles away. Therefore, there are several retails and food and beverage options in walking distance (17-minute walk).

Retailers include:



Shops and cafes within 3 minutes walk.

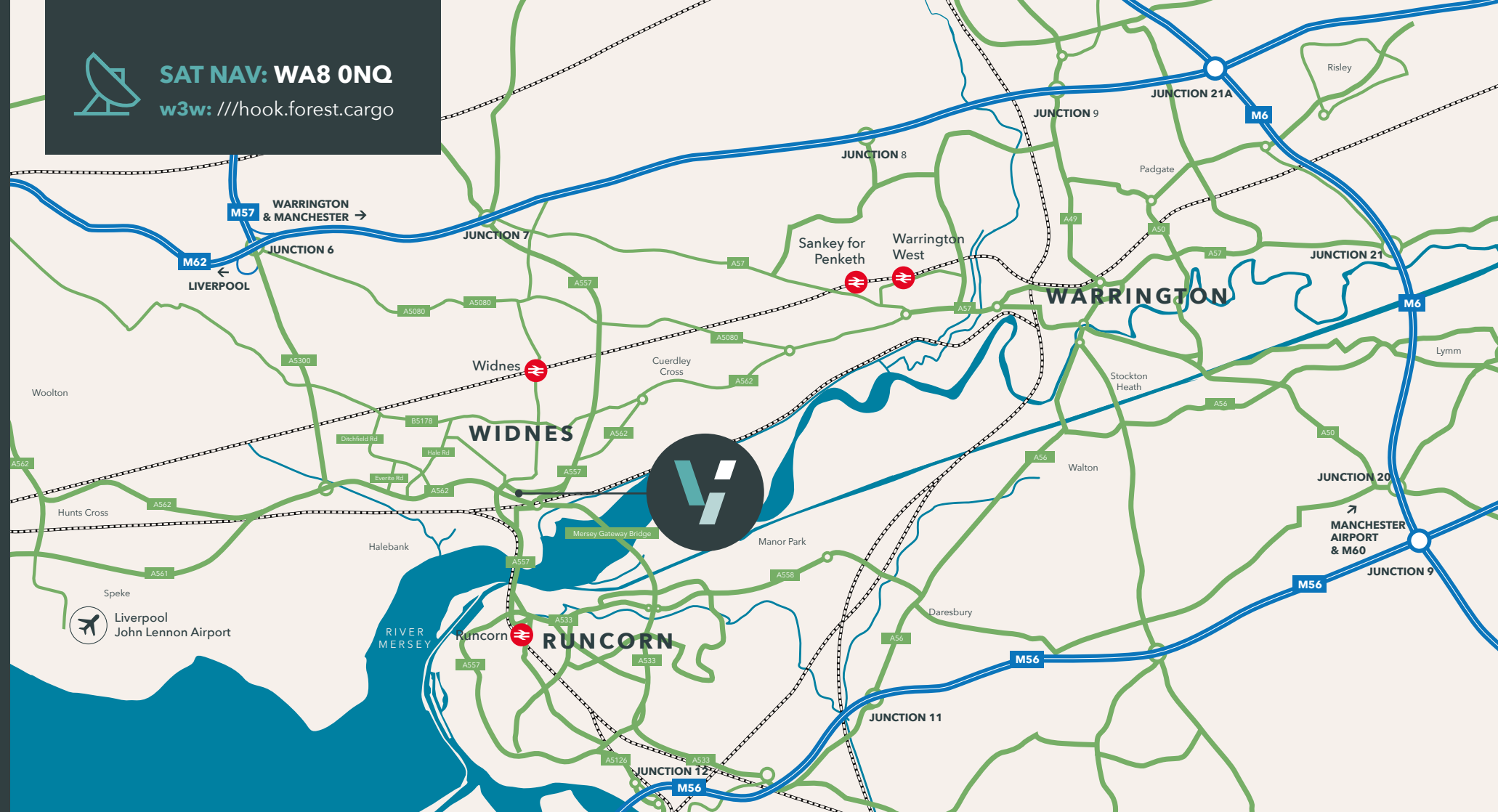
DRIVE TIMES

Widnes	5 mins
Runcorn	8 mins
Warrington	14 mins
Liverpool City Centre	25 mins
Manchester City Centre	30 mins
Manchester Airport	30 mins



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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 6-minute drive and **RUNCORN TRAIN STATION** is a 7-minute drive away via the Mersey Gateway Bridge. There is free car parking at Widnes Station and payable parking at Runcorn.



VICTORIA TRADING ESTATE

Victoria Trading Estate is a multi-let industrial/ commercial site with brick-built buildings. There are two access points to the estate, one off Spring Street and one off Croft Street. The site is prominently positioned on Croft Street. There are a mix of single storey and multiple storey buildings which we will provide further details below. The site is secure and has a perimeter brick-built walls with metal access gates. All buildings benefit from

UNIT 1 is a brick built two storey industrial building totalling 3,284 sq. ft. The building has a pitched roof. There is a roller shutter just off the Croft Street entrance. There are various pedestrian doors along the side elevation backing on Unit 2. The ground floor has an eaves height of 3.2m and the first floor has an eaves height of 3m.

UNIT 2 is multi- tenanted and is located centrally in the site and is arranged over a ground and two upper floors totalling 7,739 sq. ft. Vehicular access via roller shutters from the main yard and the rear. There are various pedestrian access doors surrounding the building. There is double glazing to each floor. There is a range of floor to ceiling heights on each floor between 5.2m-2.3m.



UNIT 3 is occupied by two limited companies. The building is brick built and is arranged over ground and two upper floors totalling 2,176 sq. ft. It has a pedestrian entrance off, Spring Street and rear access in the main yard area. The building benefits from the following specification: Kitchen and WC facilities on each floor, suspended ceiling incorporating lighting, perimeter trunking, glazing and carpet tiles throughout.

UNIT 4 is of brick construction with a pitched roof. It is arranged over ground and first floor and totals 3,525 sq. ft. The building has access on Spring Street and rear access from the shared yard. The building has a floor to ceiling height of 2.55m. The specification of the building is as follows; suspended ceiling incorporating lighting, perimeter heating, WCs and kitchen on each floor, perimeter trunking.

UNIT 5 a single storey traditional style industrial building of brick construction with a pitched roof. The unit totals approximately 4,470 sq. ft. and has a roller shutter access from the main yard area. There is also a shutter on the side elevation, between unit 1 and 2. The eaves height is 3.5m and the apex height is 6.2m. The building benefits from the following specification: solid concrete floor, internal office accommodation & WCs.

UNIT 6 has undergone an external refurbishment and has been repainted and clad. There is a pedestrian entrance fronting Croft Street and roller shutter/ loading on the side elevation. This unit has excellent frontage and prominence. The unit is approximately, 4,222 sq. ft. The building has a suspended ceiling (incorporating lighting) at a height of 2.54m. The building is mostly arranged as a showroom, with office and WC facilities.



LAND

The Land totals approximately 0.3 acres.



The section we are considering for disposal is highlighted as section 5 on the Title Plan above. It comprises of a hard standing open yard space and a container storage site. The site is secure and gated with access from both Victoria Road and Spring Street. The shape of the site is a reverse L and is split into two rectangular sites.

The land is held freehold under Title Number: CH446810.



VICTORIA HOUSE

Victoria House is a three-storey red brick building fronting Croft Street.

The building is of masonry construction with a pitched tiled roof. The third floor is of an annexe style penetrating the pitched roof. Each elevation has a generous number of double-glazed windows along the front and rear elevations allowing plenty of natural light. The main entrance is via a large and attractive, double door, fronting Croft Street. At the front of the building and along Croft Street there is free roadside parking, which is set off the main road.

The building benefits from the following specification: WCs on each floor with accessible toilet on the ground and first floor, kitchenette on each floor, sprinkler system and fire alarm, intercom to each suite, perimeter radiator heating, suspended ceiling incorporating LED lighting, stair and lift access to each floor and a HIVE Heating system.

The building has a Title Number CH221854 & is available on a freehold basis.



VICTORIA HOUSE



TENANCY SCHEDULE

4-8 Victoria Road, Widnes, WA8 0QY

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
Victoria Road Site A	7,545	6,600	Let	Containers	01/05/2015	01/08/2020	Rolling	-	FRI			01/11/2022	Y
Victoria Road Site B	5,382		Let	Car Park									
	7.800									£7,800	£20,000		

Victoria Trading Estate, WA8 0NQ

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
Unit 1	3,284	11,500	Let	Engineering	01/01/2011	Rolling	-		FRI*				-
Unit 2GS	937	4,750	Available										-
Unit 2GN	867	4,750	Let	Gym	15/02/2023	23/02/2023	6	22/02/2029	FRI				23/02/2026
Unit 2 1st Floor	5,299	4,750											
Unit 2 2nd Floor		5,500											
Unit 3 Ground Floor	725	7,500	Let	Therapist	04/01/2023	04/01/2023	6	03/01/2029	FRI			04/01/2026	-
Unit 3 1st/2nd Floor	1,451	11,000	Let	Clerical	01/12/2021	01/12/2021	6	30/11/2027	FRI			01/12/2024	-
Unit 4 Ground Floor	1,724	16,000	Let	Photography	01/04/2018	25/01/2023	6	24/01/2029	FRI*				25/01/2026
Unit 4 1st Floor	1,801	16,500	Let	Photography	25/06/2016	25/01/2023	6	24/01/2029	FRI*				25/01/2026
Unit 5	4,470.2	14,500	Available						FRI				-
Unit 6	4,222	18,500	Let	Bed Retail	Decades!	01/09/2023	6	31/08/2029	FRI				01/09/2026
	24,781									£95,060	£141,500		

A full tenancy schedule is available in the data room.

TENANCY SCHEDULE

Victoria House, Croft Street, Widnes, WA8 0NQ

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
GF Office 1	356	3,750	Available	Clerical	01/08/2019	01/03/2022	Rolling		All-in Rent				
GF Office 2	267	3,000	Let	Therapist	28/10/2015	28/10/2015	Rolling		All-in Rent			01/11/2018	Y
GF Office 3	331	3,600	Available	Clerical	01/04/2023		Rolling		All-in Rent				
GF Office 4	426	4,450	Available						All-in Rent				
GF Office 5	137	1,550	Let	Therapist	21/10/2011	01/10/2023	Rolling		All-in Rent			01/04/2024	Y
GFW Office 6	1446	13,750	Available	Call Centre	01/05/2019	21/10/2019	Rolling		FRI			0	
FF Office 10	171	1,950	Let	Clerical	20/12/2022	20/12/2022	Rolling		All-in Rent			01/04/2026	-
FF Office 11	456		Available	Clerical	01/11/2025	01/11/2025	Rolling		All-in Rent				
FF Office 12	778		Available	Clerical	01/12/2024	01/12/2024	Rolling		All-in Rent				
FF Office 14	421		Let	Therapist	01/11/2022	01/12/2023	Rolling		All-in Rent			01/12/2023	Y
FF Office 15	404		Available						All-in Rent				
FF Office 16	404		Available						All-in Rent				
FF Office 17	275	3,050	Let	Clerical	01/12/2022	01/12/2022	Rolling		All-in Rent			01/12/2022	Y
FF Office 18	110	1,275	Let	Taxi	12/11/2021	22/05/2023	Rolling		All-in Rent			12/11/2021	Y
FF Office 19	86	960	Let	Therapist	13/05/2024	13/05/2024	Rolling		All-in Rent			13/05/2024	Y
FF Office 20	92	960	Let	Clerical	05/06/2015	05/06/2015	Rolling		All-in Rent			05/06/2015	Y
SF Office 21	123	1,000	Let	Clerical	13/10/2025	13/10/2025	Rolling		All-in Rent			13/10/2025	-
SF Office 22	117	1,050	Let	Therapist	01/08/2026	01/08/2026	Rolling		All-in Rent			01/08/2026	-
SF Office 23	174	1,350	Let	Printing	01/09/2026	01/09/2026			All-in Rent				
SF Office 24	380	3,100	Available	Admin&Storage	01/08/2026	01/08/2026	Rolling		All-in Rent			01/09/2026	
SF Office 25	264	2,225	Available						All-in Rent				
SF Office 26	279	2,300	Available						All-in Rent				
SF Office 27	178	1,225	Let	Clerical	30/06/2017	30/06/2017	Rolling		All-in Rent			01/07/2023	Y
SF Office 28	193	1,600	Let	Security	14/03/2025	14/03/2025	Rolling		All-in Rent			14/03/2025	Y
SF Office 29	188	1,600	Available						All-in Rent				
Office 30	242	1,850	Available						All-in Rent				
										£42,240	£141,480		

A full tenancy schedule is available in the data room.



PROPOSAL

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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

Victoria House VAT is applicable.

Victoria Road Land VAT is applicable.

Victoria Trading Estate Units 1, 3 and 6 VAT is applicable.

Units 2, 4 and 5 VAT is not applicable.

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:

Gabriel Davies MRICS

07825 963 397

gabriel.davies@avisonyoung.com

Remi Smith

07908 794 551

remi.smith@avisonyoung.com

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0151 255 1910

avisonyoung.co.uk

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