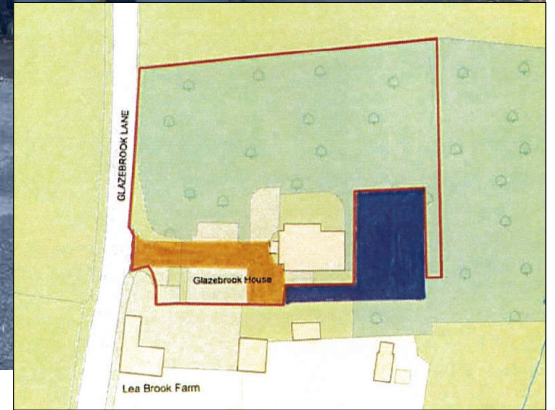


for sale

Prime Medical Investment Opportunity

Approx. 104 m² (1,123 ft²) on 0.25 HA (0.6 Acre) Site

UNDER OFFER



Glazebrook House
Glazebrook Lane
Glazebrook
Warrington
WA3 5BL

- Very Strong Covenant Tenant
- Future Development Potential
- Extremely Low Site Coverage
- Established Veterinary Practice
- Semi-Rural Area

MORGANWILLIAMS.com

01925 414909

Location

Glazebrook House is situated on Glazebrook Lane in a semi-rural location on the outskirts of Warrington.

The property has excellent links to the M6 Motorway with Junction 21 only 3 miles away. Warrington Town Centre is 7 miles to the West.

Description

We are delighted to offer for sale a prime medical investment opportunity.

The property comprises a freehold self-contained single storey detached building set in its own grounds. The property is a brick and slate structure that provides several individual rooms, reception area, kitchen and wc.

The building is set well back from the road within attractive landscaped surroundings. There is a tarmac car park located at the front of the property, providing secure parking facilities for approximately 15 cars.

Also included are woodland areas, which give a lovely secluded and peaceful environment.

The property is currently tenanted on a 15 year Lease from 2017. The 2022 rent review remains outstanding, offering the opportunity for immediate rental growth, subject to negotiation with the tenant after completion.

We are of the opinion that the property offers future residential development opportunity, should the Lease come to an end, subject to planning.

Accommodation

Approximate Net Internal Area

Total	104 m²	1,123 ft²
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Site Area: 0.25 HA (0.6 Acre) approx.

Services

Mains gas, electricity and water are connected.

Tenancy Information

The property is let to CVS (UK) Limited (Company Number: 03777473) for a term of 15 years from 2017 at a current rent of £16,000 per annum exclusive. The property is let on a tenants effectively full repairing and insuring basis. The Lease runs until 2032 and there are rent reviews in 2022 (outstanding) and 2027. There is a tenants break option in 2027.

Asking Price

Offers over £400,000 exclusive of VAT are sought.

Tenure

Freehold.

The property to be sold is outlined in red on the attached plan, and this includes a right of way across the area shaded orange to the separately shaded blue area.

VAT

We are advised that VAT is applicable to the above sale price, although the sale may be treated as a Transfer of Going Concern (TOGC).

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band - C



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

07/04/2023 - Glazebrook House Glazebrook Lane Warrington RB



E&OE

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