

For Sale



260-266 Church Road, Haydock &
51 Johns Avenue, Haydock
WA11 0AF

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Retail investment portfolio of 5 properties

- Retail led investment property presently producing £41,700 p.a.
- Potential for upper floor redevelopment to residential subject to necessary planning consents
- Situated on busy A599 with other commercial premises in close proximity

Location

The property is situated with primary frontage to Church Road and return frontage to Johns Avenue within a mixed residential and commercial area of Haydock.

Church Road (A599) is a busy through road whilst Johns Avenue is a residential housing feeder road. Being a busy thoroughfare Church Road in this particular location is home to predominantly commercial uses and within immediate vicinity are shops, eateries, takeaways, service providers, a library etc.

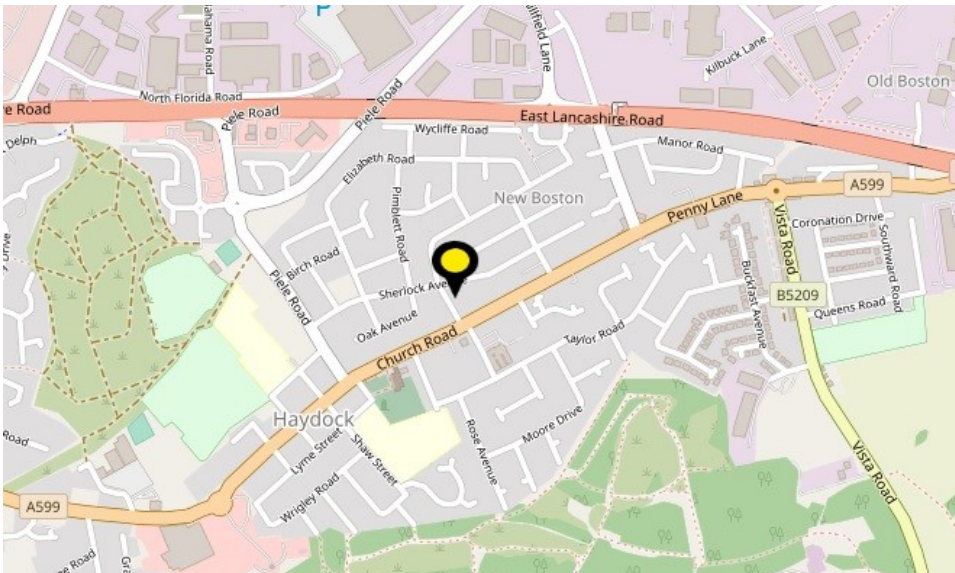
The location provides good and easy connection to both A580 East Lancs Road and the M6 Motorway via Junction 23. St Helens town centre is a short drive from the subject.

Description

An investment portfolio of retail assets comprising a row of 4 pavement fronted, terraced units to Church Road and 1 detached unit fronting Johns Avenue. To the rear of the units at Church Road is a yard area, accessed off Johns Avenue, providing useful servicing area and car parking for the various units.

The 5 units are currently fully let with a mix of tenants providing services and retail to the local community.

Above the four ground floor lock-up retail units fronting Church Road is self-contained first floor space which is currently under utilised and presents opportunity to derive further rental income following redevelopment and refurbishment. The first floor space has a designated entrance within the front elevation of the property facing Church Road and it is considered potentially suitable for conversion to residential accommodation or other commercial use subject to gaining of necessary planning consent and full refurbishment of the shell accommodation.



Accommodation

The property comprises 4 terraced units and one detached unit. The detached unit is two storeys and benefits an enclosed external yard area. The four terraced units are two storey in nature with the ground floor space providing tenanted lock-up self-contained ground floor units. Above these units is unlet first floor accommodation accessed via a single entrance doorway from the Church Road elevation of the property. To the rear of the terrace of units is an area of land providing car parking and ability to service the rear of the units. With exception of the first floor space the property is entirely let to 5 separate tenants.



Tenancies

The property provides an investment return of £41,750 per annum derived from the 5 current tenants and secured across varying lease terms. Full information regarding the leases can be made available upon request.

Address	Tenant	Lease Start	Term	Rent Review	Rent
51 St Johns Ave	Alan Jones Funeral Directors	01.10.18	5 yrs	01.10.23	£10,250
260 Church Rd	Done Bros Bookmaker	Holding Over			£5,500
262 Church Rd	Private individual tenancy	30.09.19	10 yrs	30.07.23 30.07.26 30.07.29	£8,000
264 Church Rd	Private individual tenancy	01.07.18	10 yrs	19.02.22 19.02.25 19.02.28	£9000
266 Church Rd	Private individual tenancy	18.12.15	15 yrs	18.12.18 18.12.21 18.12.24 18.12.27	£9,000
260a Church Rd	Vacant	n/a	n/a	n/a	-
Total Rent					£41,750

Title

We understand the property is held long leasehold.

Business Rates

	Rateable Value
51 Johns Avenue	£4650
260 Church Road	£5800
262 Church Road	£7100
264 Church Road	£6300
266 Church Road	£8400
1st Floor 260a Church Road	Not assessed

EPCs

	EPC Rating
51 Johns Avenue	E-106
260 Church Road	C-75
262 Church Road	E-107
264 Church Road	D-97
266 Church Road	D-77
1st Floor, 260a Church Road	Not Assessed

Price

On application

VAT

We have been advised that VAT is not applicable on this transaction. Your legal adviser should verify.

Area Plan



Further information

For further information please contact the agents Parkinson Real Estate

T: 01942 741800

E: info@parkinsonre.com

Ref: AG0577

June 2021



Anti Money Laundering - In accordance Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

Subject to contract - All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.