

FOR SALE

Existing Tenants Unaffected by the Sale

RETAIL AND OFFICE INVESTMENT

**Asking Price: £665,000 plus VAT
(if applicable)**

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

The Old Smithy, Church Road, Rainford, St Helens, Merseyside, WA11 8HD

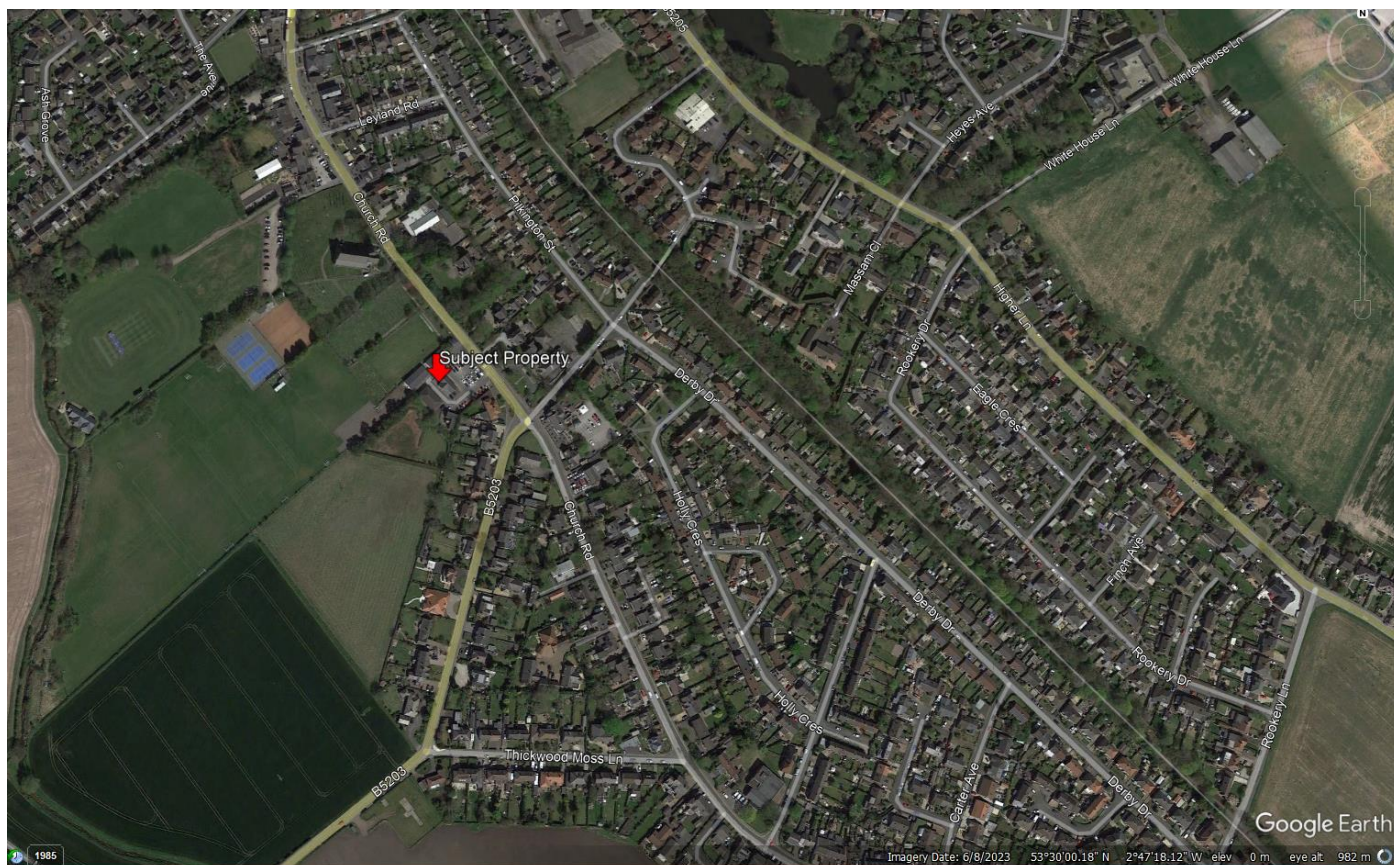


- Investment Property For Sale Comprising of Three Self-Contained Ground Floor Retail Units and First Floor Offices Above
- Detached and Attractive Former Smithy Building in Prominent Position, with the Benefit of Communal Parking
- Refurbished Circa. 1998
- Currently Producing £60,717.70 Per Annum, Plus Service Charge Contribution and VAT
- Long Leasehold Title 125 years from 1998, Subject to a Nominal Ground Rent



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

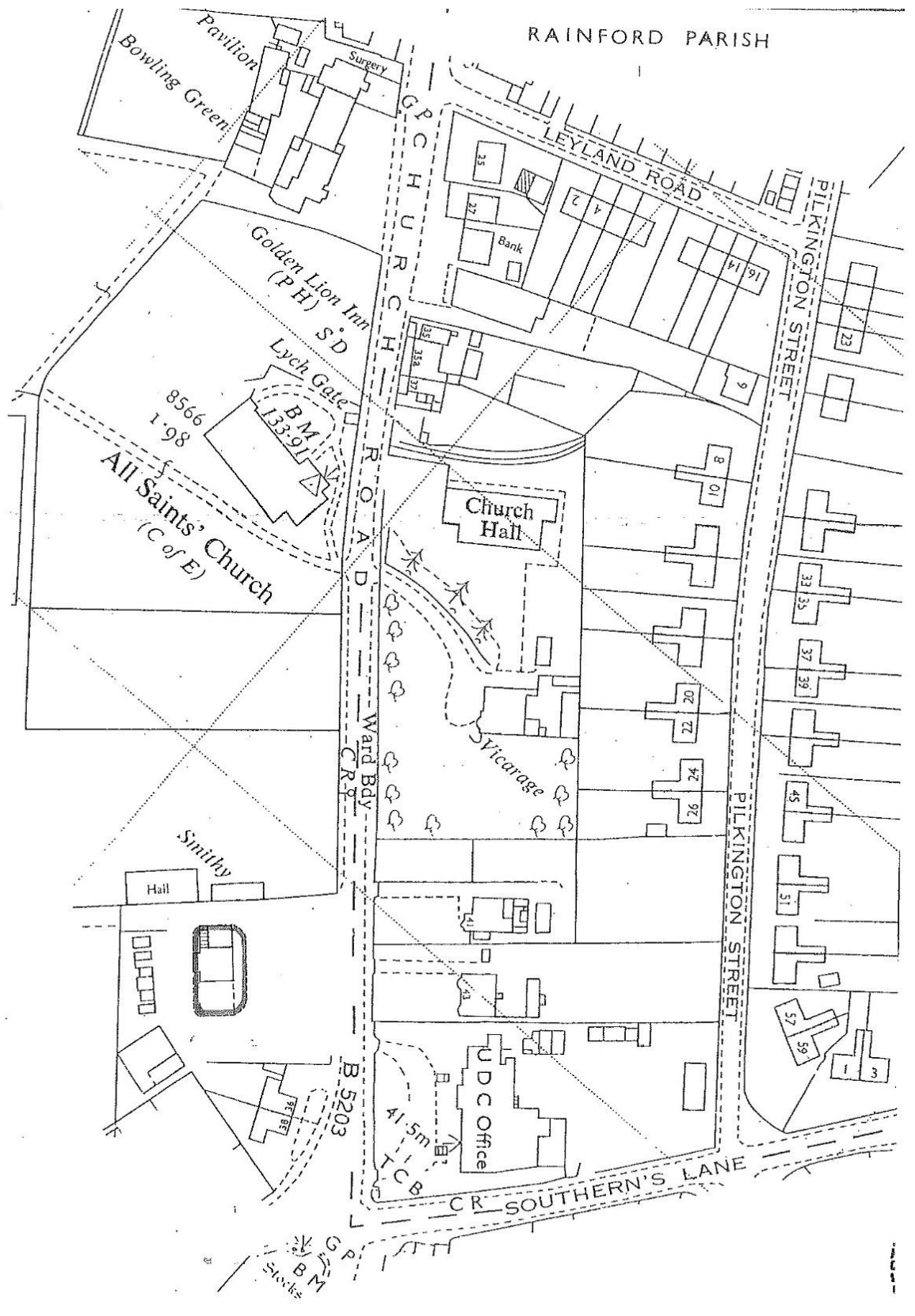
Location: The Old Smithy can be found off Church Road, which is the arterial road through the village of Rainford and in turn is situated approximately 4.5 miles from St Helens and 6.7 miles from Ormskirk, as indicated on our aerial images below.



Description: Believed to have been extensively refurbished in circa. 1998 or thereabouts, the Old Smithy is an attractive detached brick built property with pitched slate roof comprising of three self-contained ground floor retail units, which are fully let, in addition to a large suite of offices to the first floor, which is independently accessed to the rear.

Outside the ownership of The Smithy, there is a large public communal car parking area immediately to the front.





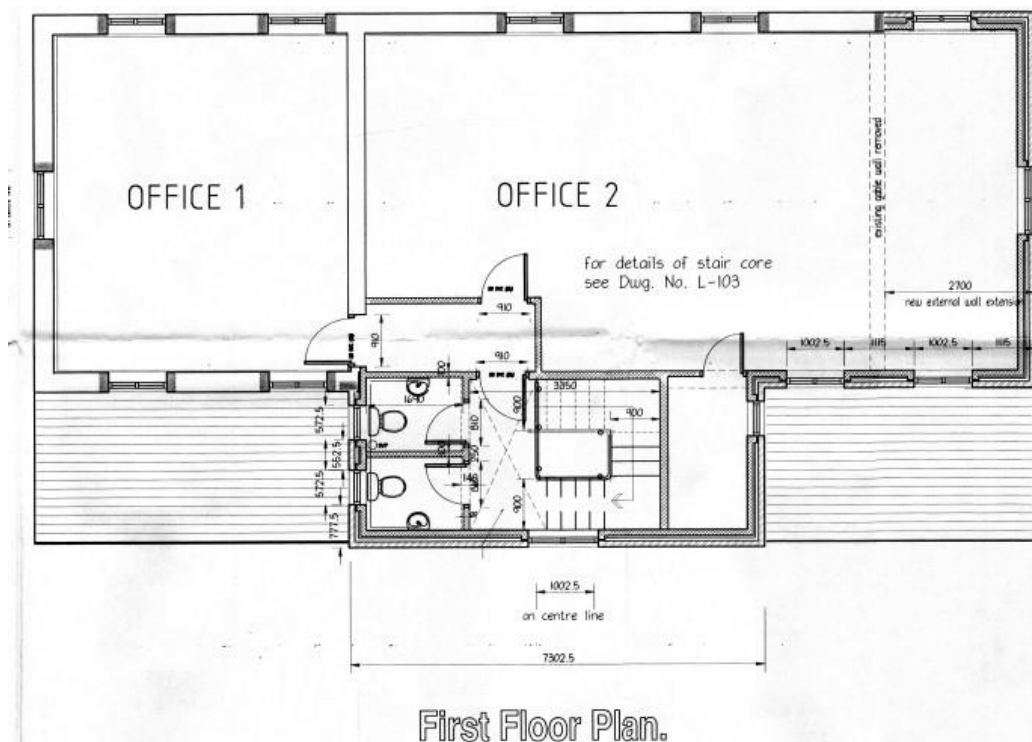
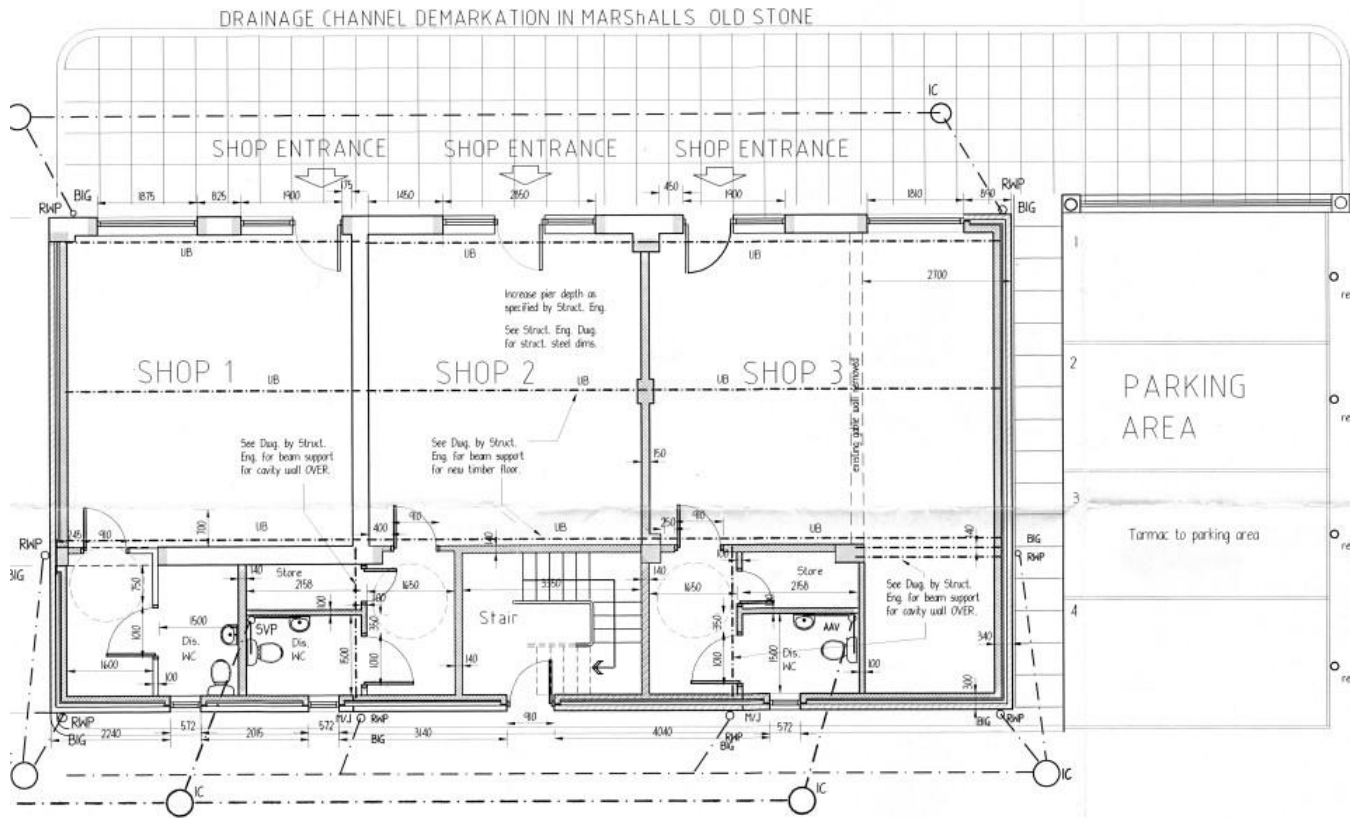
Accommodation: Floor plans below provided for indicative purposes only. We believe the properties provide the following net internal areas (reference VOA page):

Retail Unit 1: 440 square feet NIA

Retail Unit 2: 377 square feet NIA

Retail Unit 3: 549 square feet NIA

Unit 4 First floor offices: 1,125 square feet NIA



First Floor Plan.

Price: £665,000 plus VAT (if applicable).

Tenure and Tenancies: The property is held long leasehold for a term of 125 years from 1 October 1998, granted by St Helen's Council at a nominal ground rent.

A copy of this Long Leasehold Title is available on request.

Unit 1 is let to an Estate Agency firm for a term of five years from 1 September 2019. The current rental is £11,480.19 plus VAT and service charge. Please note, the rent is subject to 3% annual increases. The service charge recovery is approximately £660 per annum, plus VAT inclusive of building insurance.

Unit 2 is let to a Flooring Company, with the lease expiring on 28 February 2025. The current rental is £9,397.45 per annum plus VAT and service charge. Please note, the rent is subject to 3% annual increases. The service charge recovery is approximately £660 per annum, plus VAT inclusive of building insurance.

Unit 3 is let to a Hairdressing Operator at a passing rental of £13,414.30 per annum, plus VAT and service charge. Please note, the rent is subject to 3% annual increases. The service charge recovery is approximately £660 per annum, plus VAT inclusive of building insurance.

Unit 4 Offices. Whilst not in occupation, the tenant remains under lease until the end of August 2024. This has a lease expiring on 31 August 2024, the current rent is £26,425.76 per annum, plus VAT and service charge. Please note, the rent is subject to 3% annual increases. The service charge recovery is approximately £1,300 per annum, plus VAT inclusive of building insurance.

Tenants are unaffected by the sale and have leases granted within the Security of Tenure provisions of the Landlord and Tenant 1954 Part II, thus would have a statutory right to renew their leases on the same terms but at a market rent.

The service charge payments are held in a sinking fund, further details on application.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT would apply.

Legal: All parties are responsible for their own legal costs.

Business Rates: The tenants are responsible for the payment of business rates, from the current April 2023 Valuation List, the property is listed as having the current Rateable Values:

Unit 1: £5,900

Unit 2: £5,100

Unit 3: £6,300

Unit 4, offices: £10,250

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 27 February 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

