

FOR SALE

Fully Let Investment – Sale &
Leaseback

Asking Price: £648,500 (plus VAT)

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Units 7 And 8 Hattersley Court, Ormskirk, Lancashire L39 2AY

Red line provided for indicative purposes only



- Investment disposal - sale and leaseback.
- Existing business unaffected by the sale.
- 10-year Full Repairing and Insuring Lease from completion, with five-year rent review and tenant only option to break.
- Rental: £54,000 per annum exclusive of all other outgoings.
- Two modern and interconnecting offices with parking extending to approximately 3,990 square feet NIA.
- Established proposed tenant incorporated 14th April 2014.
- Ormskirk Town Centre location.
- Transfer of a going concern (TOGC).



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Location: Hattersley Court is located on the B5319 Burscough Road, approximately 800 metres from Ormskirk Town Centre. Access to the motorway is provided via Junction 4 of the M58, which in turn provides direct access to the rest of the national motorway network. Hattersley Court is also adjacent to Hattersley Retail Park, with retailers such as Costa Coffee, Home Bargains, and leisure facilities such as Pure Gym

Liverpool City Centre is located approximately 13 miles south west of the office park and Ormskirk Railway Station, providing links to Liverpool City Centre and the surrounding area is within a 10-minute walk.



Description: Units 7 and 8 Hattersley Court consists of two-storey modern offices with parking, which are interconnected at both ground and first floor. Units 7 and 8 are fitted out to a high specification and each provides six dedicated car parking spaces, with the additional benefit of their own front door and WC facilities.

Typical specification of the offices includes raised floors, suspended ceilings, gas central heating, recessed lighting and allocated car parking.

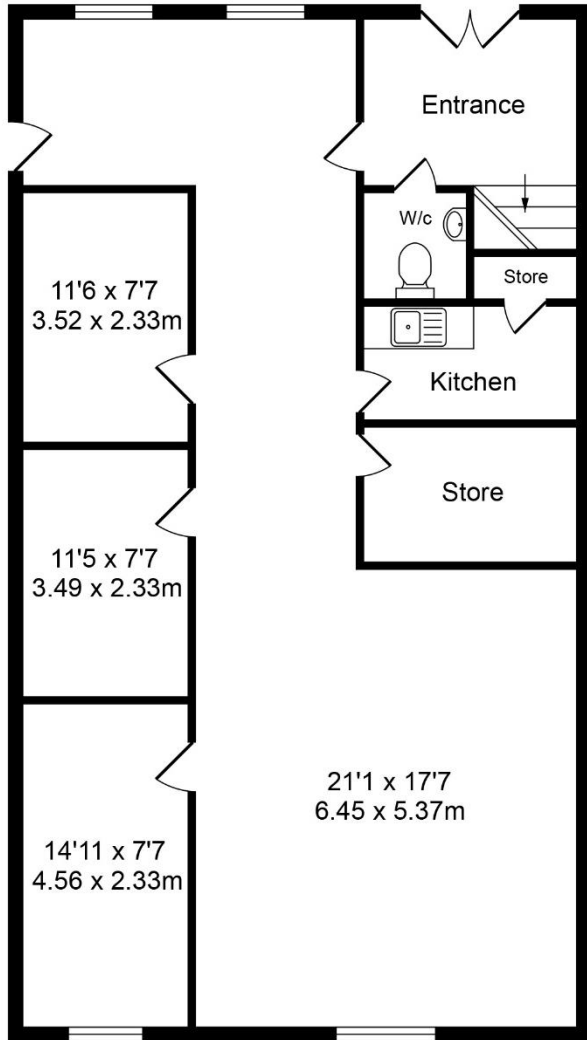


Accommodation: We understand the property provide a net internal area of approximately 3,990 square feet.

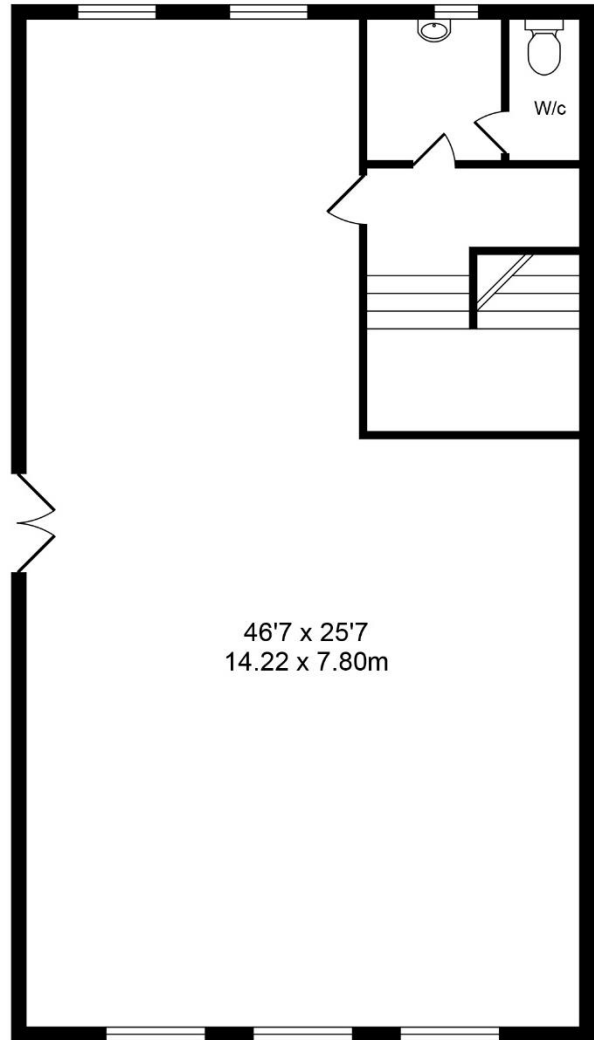
Copy floor plan below not to scale and provided for indicative purposes only.

Unit 7

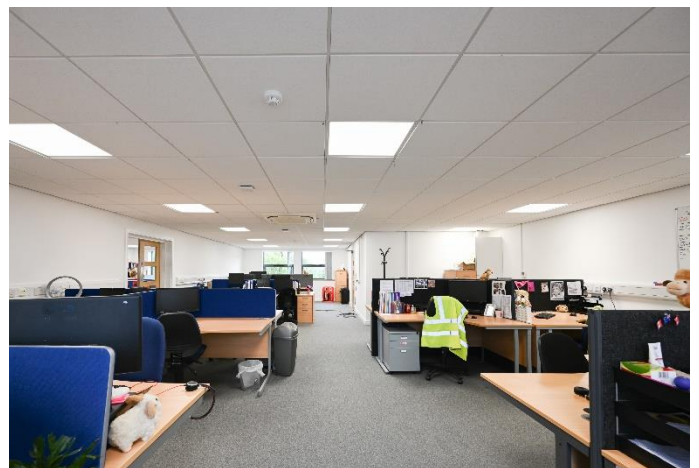
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

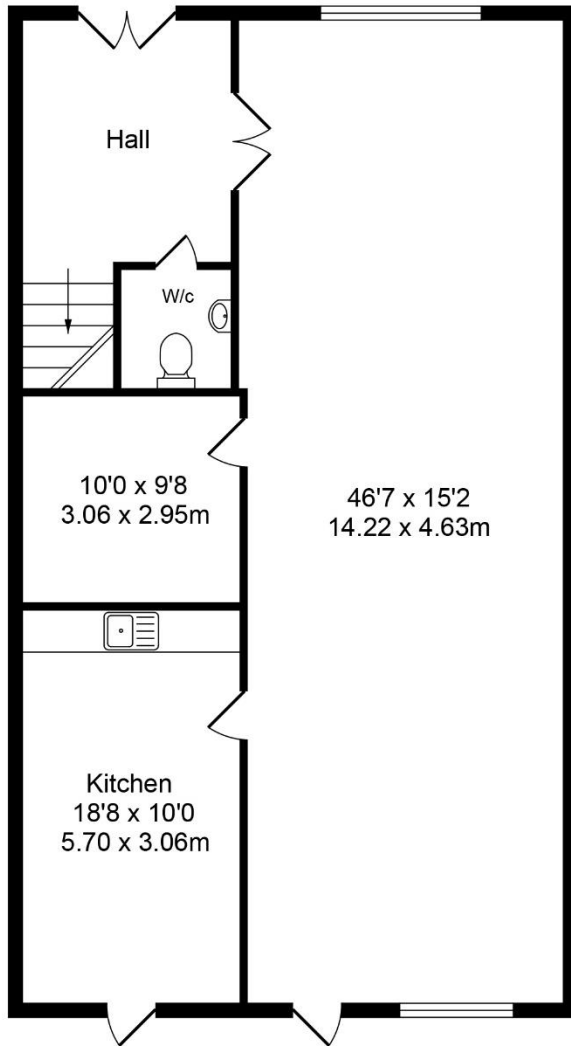


First Floor

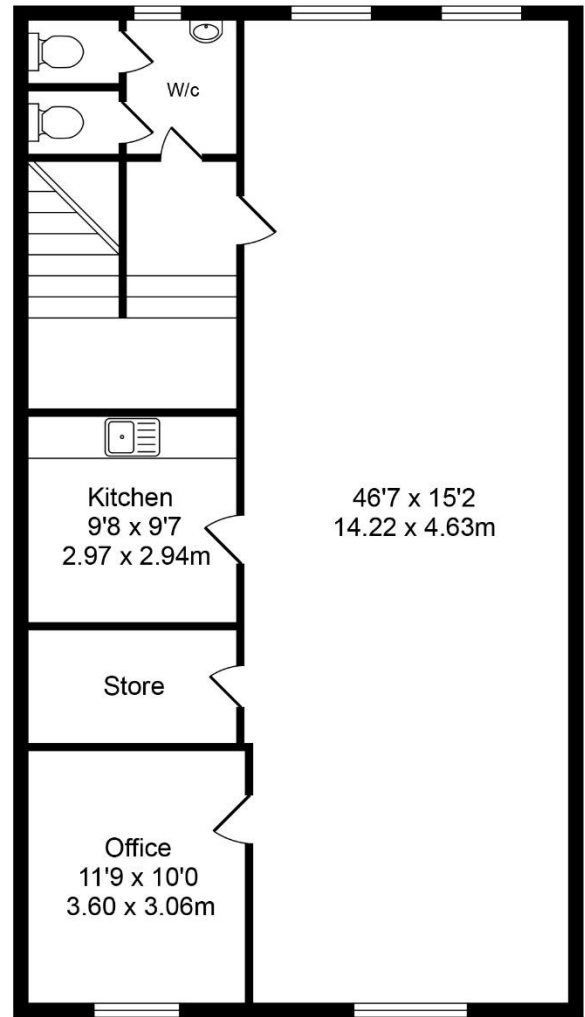


Unit 8

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

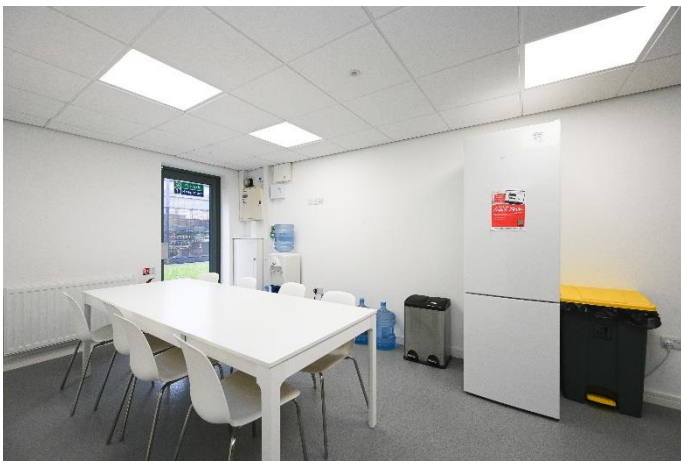


Ground Floor



First Floor





Sale and Leaseback: The property is offered for sale as a sale and leaseback opportunity whereby on sale completion the current occupiers, Distant Journeys Ltd, established in 2014 and Company No: 08994196 will take a new 10-year lease to incorporating a five-year upwards only rent review, and a five-year tenant only option to break.

The lease would be drawn on Full Repairing and Insuring terms, subject to a photographic Schedule of Condition, which will be annexed to the completed lease, at a rental of £54,000 per annum exclusive of all other outgoings payable monthly in advance.

The tenants would also be responsible for the payment of business rates, utilities and the estates charge which is levied for the communal landscaping and maintenance of the common parts.

The landlord would insure the building and pass the premium to the tenant in an open book manner, the tenant would be responsible for the insurance of their own activities and goods.

The property will be provided with prerequisite Gas and Electrical safety certificates, details pertaining to fire alarms and safety, etc. Post lease completion, the tenant will be responsible for keeping these services maintained and up-to-date.

A copy of the draft lease is available on request, the five-year rent review clause therein is to be to the greater of market rent, capped at no more than 7.5% increase.

The lease will also incorporate a five-year tenant only option to break. If the tenant does not exercise their option to break at the end of the year (year 5), then the following year (year 6) will be at 75% of the annual rent.

Tenure: We understand the property is held long leasehold for a term of 999 years from December 2014 at a peppercorn ground rent.

Copies of the land registry entries are available on request.

About Distant Journeys LTD: Distant Journeys provides expertly planned, excellent value, long-haul escorted tours to thousands of UK travellers. Founded in 2014 by highly experienced travel professionals, the business initially focused on Australia and New Zealand, rapidly achieving a dominant position within this market. The company has since successfully launched numerous new destinations including India, South Africa and Japan. Turnover in FY23/24 will be in excess of £34 million with £3.8 million forecast EBITDA, increasing to £44M+ and £4.5M respectively in FY24/25.

Asking Price: £648,500 plus VAT. TOGC may apply.

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 will apply to the rental and purchase price, however, as the property will be sold with a lease in place, we understand a transfer of a going concern (TOGC) could apply, whereby the purchaser would not need to have the initial outlay of VAT on purchase completion.

Further details on application.

Legal: Each party would be responsible for their own legal costs.

Business Rates: The tenant from lease completion would be responsible for the payment of business rates, from the current April 2023 VOA listing, the property is listed as having the following Rateable Values ;

Unit 7 Hattersley Court	Rateable Value £23,750
Unit 8 Hattersley Court (Ground Floor)	Rateable Value £12,250
Unit 8 Hattersley Court (First Floor)	Rateable Value £12,250

EPC: A copy of the EPC is available on request (Rating B).

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

Details Prepared 03 July 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.