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## College Street & rear of Ward Street, St. Helens, WA10 1TQ

### Offers In Excess Of £750,000

We are pleased to announce for sale this fantastic investment opportunity to purchase a freehold site which currently has six different commercial units all with tenants in place. The current yield is just over 10.3% based on the asking price but has potential for an increase in the future. The owner has advised the whole site is all on one deed which would make a purchase easier and has recently had works done to electrics and roofs in some of the units. Viewing is highly recommended to appreciate the size and potential for the properties and can be arranged through our office or by calling 01744 24341.





Unit 1

Currently a MOT test station on a 10 year lease from 28/01/2024 with rent reviews set every 3 years and a rent of £14,308.80 per annum

Unit 2

Currently a garage on a 10 year lease from 28/10/2023 with year rent reviews with a current rent of £5199.96 per annum.

Unit 3

Currently a garage on a 5 year lease from 1/10/2022 at a rent of £10,400 per annum.

Unit 4

Currently a tyre garage and has been tenanted since May 2015. Current rent is £9,048 per annum but with no lease in place.

Unit 5

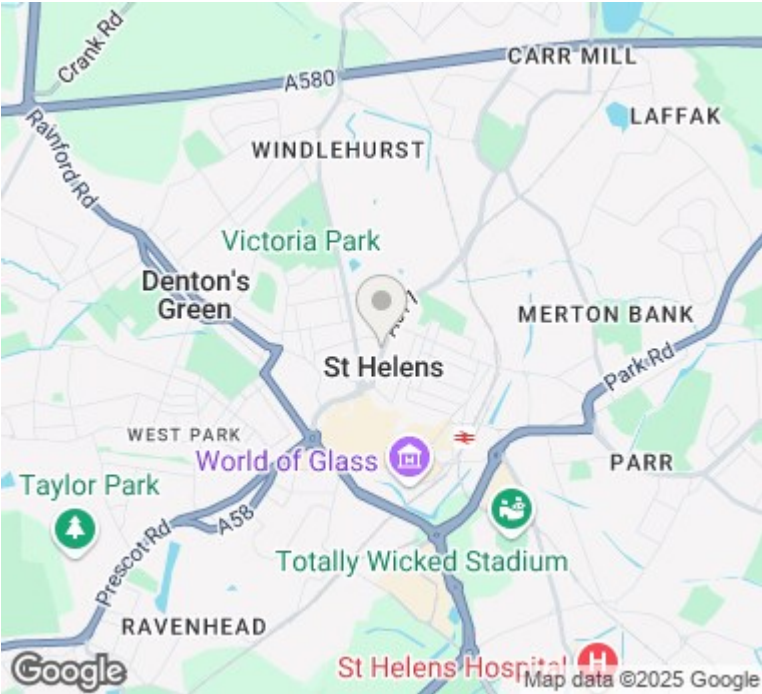
Currently a car wash with a 10 year lease from 25/11/2021 with yearly rent reviews with a current rent at £17680 per annum.

Unit 6

Currently a garage on a 3 year lease from 20/10/2023 with yearly rent reviews and a current rent of £10,399.92.

General

The current income for the six units is £67,036.68. Recent works have been done to electrics and roofs in some of the units.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	