

# FOR SALE

## INVESTMENT OPPORTUNITY



### THE COURTYARD TARLETON, PR4 6UP



### RETAIL CENTRE AND LONG ESTABLISHED BEAUTICIAN

Nolan Redshaw

### LET TO

- Ena Mill, Tarleton Ltd
- Secret Spa and Beauty Ltd

### CURRENT RENTAL INCOME

- £108,700 Per Annum
- Average WAULT Circa 6 Years
- Review Date 25 April 2023

### SIZE

- Approximately 0.783 Acres
- Includes Parking
- 3,575 SQ.FT Existing Retail

### PRICE

- £1,280,000

## LOCATION

The premises are situated within an attractive village centre retail development, just off Church Road, in the prosperous Village of Tarleton.

Tarleton is just off the A59, which links Southport to Preston and is within 5 miles of the M6 and M61 motorways.

## CATCHMENT AND DEMOGRAPHICS

Tarleton is regionally renowned as an affluent area in a picturesque setting of West Lancashire.

As a destination retail outlet there is significant interest in the town from a much wider regional demographic and geographical area.

The premises are within and form a major part of the Village Centre together with the adjacent retail and residential scheme.

## DESCRIPTION

The premises comprise of ground floor and first floor retail unit, within an attractive period building, which is Grade II listed in part. The premises are tastefully renovated and provide an attractive retail scheme, with ample parking. There is also a café / restaurant which interconnects with the ground floor retail unit. The spa is at first floor level.

## TENANCY INFORMATION

1. Ena Mill Tarleton Ltd, have operated from the Courtyard since August 2013. The tenants trade as a factory outlet store which includes the fully licensed Whittles Farm Restaurant on a separate lease.

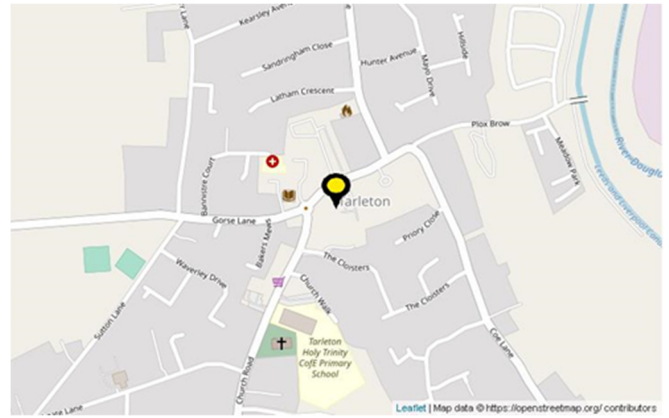
2. Secret Spa and Beauty Limited have been trading from the location since March 2015 and are an established beauty salon and holistic spa and have just renewed their lease.

## ASKING PRICE

An asking price of £1,280,000 would result in a net yield of 8% assuming purchasers costs 5.98% (The current income is £108,700.00) pax.

## TENURE

The premises are held under two separate titles namely LAN116187 and LAN144863.



ACCOMMODATION				
Section	Tenant		Sq. M	Sq. Ft
Retail Unit	Ena Mill Tarleton Ltd		773.77	8,328
Restaurant and Retail	Ena Mill Tarleton Ltd — Sublet to The Barn Ltd	Ground Floor	351.73	3,786
		Mezzanine	128.56	1,383
Spa	Secret Spa & The Barn Ltd		90.48	974
<b>Total</b>			<b>1,344.54</b>	<b>14,471</b>

**TENANCY SCHEDULE RETAIL**

Tenant	Ena Mill, Tarleton Ltd.
Term	10 years from 25 April 2018.
Rent Review Date	25 April 2023
Rental	£67,500 per annum
Expiry	24 April 2028
Break	25 April 2023—Subject to 6 months prior notice

**TENANCY SCHEDULE RESTAURANT**

Tenant	Ena Mill, Tarleton Ltd
Term	10 years from 24 April 2018
Rent Review	25 April 2023
Rental	£32,500 per annum
Expiry	24 April 2028
Break Option	25th April 2023—Subject to 6 months prior notice

**SUBLEASE: RESTAURANT**

Tenant	Ena Mill, Tarleton Ltd.
Sub tenant	The Barn Tarleton & Jackie Carrier

**TENANCY SCHEDULE SECRET SPA**

Tenant	Secret Spa and Beauty Ltd
Term	5 years from 1st August 2022
Rental	£8,700 per annum
Expiry	31 July 2028

**EPC**

An EPC for the property can be provided upon request.

**VAT**

Prices, where quoted, are exclusive of VAT.

**VIEWING**

Strictly by appointment with the Sole Agent:

**NOLAN REDSHAW**

**Contact:** Paul Nolan  
**Tel:** 0161 763 0822  
**Email:** paul@nolanredshaw.co.uk

**Contact:** Jonathan Pickles  
**Tel:** 0161 763 0825  
**Email:** jonathan@nolanredshaw.co.uk

**ANTI-MONEY LAUNDERING REGULATIONS**

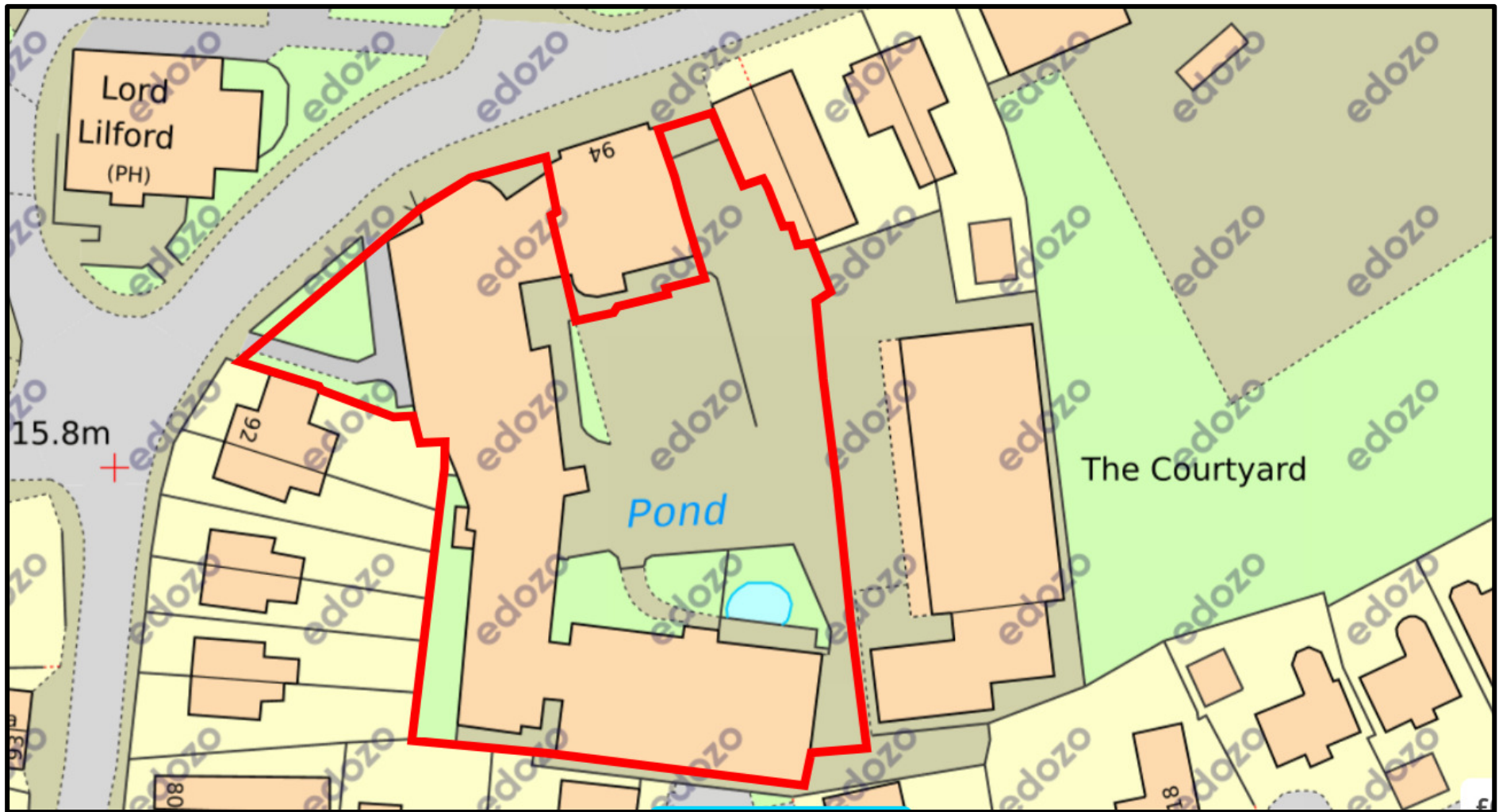
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.





1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Price/Rents are exclusive of VAT. 6. Subject to Contract.

**THE COURTYARD TALETON – PR4 6UP – LAN116187**



**0.783 acres**

**0.317 ha**