

FOR SALE BY AUCTION



MIXED USE INVESTMENT OPPORTUNITY

**272-274 Church Road
Haydock
St Helens
WA11 0LF**

- Two shops and two self contained flats
- Currently producing £30,900pa
- Online auction with Pugh with bidding starting 10am Tuesday 21st May 2024 and ending Wednesday 22nd May 2024
- **Prior to auction offers considered**
- **Viewing available immediately**

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the north side of Church Road (A599) in Haydock, St Helens. East Lancashire Road (A580) is easily accessible and provides easy access to the M6 motorway approx. 1 mile to the east. Haydock is situated almost halfway between Liverpool City Centre and Manchester City Centre.

DESCRIPTION

The property comprises two ground floor retail units with two self contained flats above, accessed via a separate entrance to the front of the property. The property is of brick construction beneath a pitched tiled roof.

Externally, there is a yard area to the rear.

LEASES/ASTs/ACCOMMODATION

Property	Rent (pa)	Size	Lease Terms/Comments
272 Church Rd (Sewing Shop)	£9,000	568 sqft	In negotiations over a new 3-5year lease. Working on renewal @£9,000pa.
274 Church Rd (Tranquility)	£9,000	771 sqft	5 years from 21 st Feb 2024 (lease renewal) 1 year break clause
272a Flat	£5,700	506 sqft	£475pcm (studio)
274a Flat	£7,200	536 sqft	£600pcm (2 bed)
TOTAL	£30,900		

We are informed that the commercial tenants have traded from this location for many years and have all recently renewed their leases.

Please note, some of the floor areas have been provided by our client from architect's drawings.

TENURE

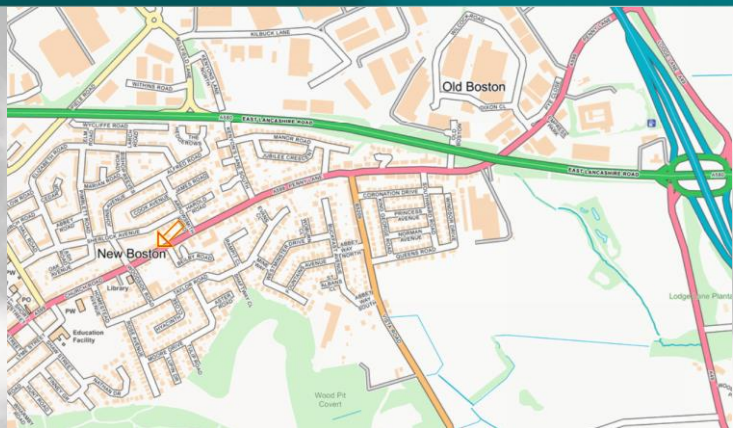
The property is held long leasehold for a term of 999 years under title number MS210419.

GUIDE PRICE/AUCTION

The property is guided under Auction terms at **£250,000 plus**. The sale is via online auction with Pugh with bidding starting 10am Tuesday 21st May and ending on Wednesday 22nd May 2024.

To download a legal pack and register to bid, please visit Pugh's website via the following link:-

<https://www.pugh-auctions.com/property/35255>



EPC

Copies of the EPCs are available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWINGS

By appointment with the joint agents:

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Date of preparation: Mar 2024

