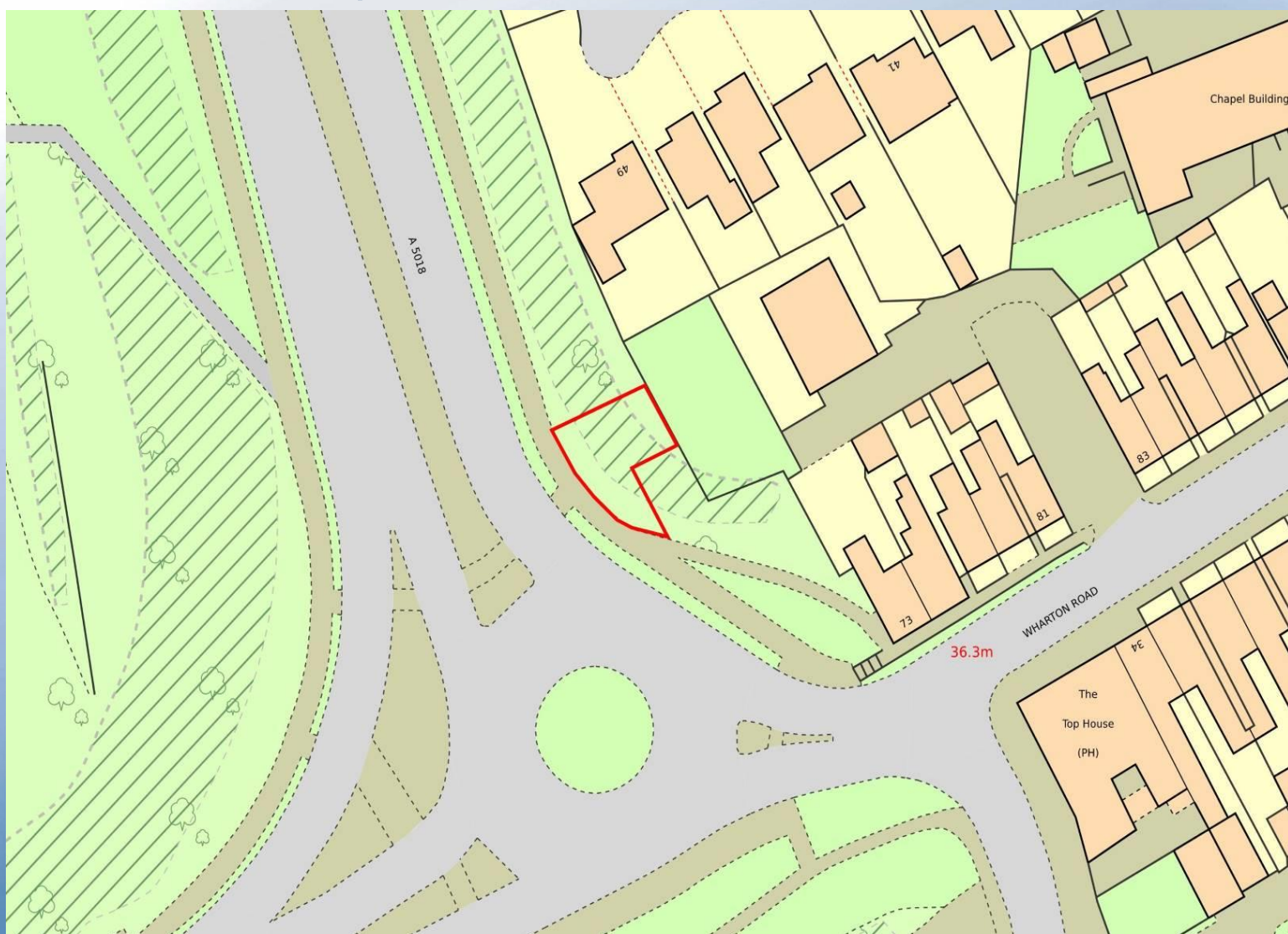


Cottons

CHARTERED SURVEYORS

Land at Wharton Road, Winsford, CW7
3AD

Offers in the Region Of
£14,000



- Freehold Roadside Advertising Investment
- Existing 48-Sheet Advertising Hoarding
- Prominent Roundabout Location
- Advertising Licence at £1,200 per annum
- Fronting the A5018 Wharton Park

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
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An opportunity to acquire a FREEHOLD ROADSIDE ADVERTISING SITE occupying a PROMINENT ROUNDABOUT POSITION at the junction of Wharton Park Road and Wharton Road in Winsford. Extending to approximately 0.03 ACRES (120 SQ M), the land benefits from an EXISTING 48-SHEET ADVERTISING HOARDING, subject to an ADVERTISING LICENCE PROVIDING £1,200 PER ANNUM. Situated alongside the A5018, offering excellent exposure to passing traffic and convenient access to the wider road network. An interesting SMALL-SCALE INVESTMENT OPPORTUNITY.

Property Tenure

Freehold

Local Authority

Cheshire West and Chester Council.

Location

The land occupies a prominent roadside position at the junction of Wharton Park Road (A5018) and Wharton Road, to the north-east of Winsford town centre in Cheshire.

The site fronts a busy roundabout on one of the principal routes through the town, offering good visibility to passing vehicular traffic. The surrounding area comprises a mixture of residential and commercial uses, with Wharton Industrial Estate and other established retail and commercial occupiers situated nearby.

Wharton Park Road provides connections to the A54 and the wider local road network, with access towards Northwich, Middlewich and the M6 motorway. Winsford railway station is also situated within convenient travelling distance.

Description

The property comprises an irregularly shaped, predominantly L-shaped parcel of freehold roadside land extending to approximately 0.03 acres (0.012 hectares), equivalent to approximately 120 sq m.

The site occupies a prominent corner position adjoining the roundabout at the junction of Wharton Park Road and Wharton Road, comprising an area of open land with grass and established vegetation.

The property benefits from an advertising hoarding arrangement providing for a single 48-sheet non-illuminated advertising display, prominently positioned to take advantage of passing vehicular traffic.

The land is offered for sale subject to the existing advertising licence, providing an opportunity to acquire a modest freehold investment with an established contractual income arrangement.

The approximate boundaries are illustrated on the accompanying plan, which is provided for identification purposes only.

Advertising Licence

We understand that the property is subject to an Outdoor Advertising Licence dated 19 January 2023, to Starlite GB Outdoor Limited.

The principal terms of the agreement are understood to be as follows: Licensee: Starlite GB Outdoor Limited. Permitted Display: One 48-sheet non-illuminated advertising hoarding. Licence Term: Five years from the commencement date, understood to be 19 January 2023. Licence Fee: £1,200 per annum, payable monthly in advance. Maintenance: The licensee is responsible for the installation, maintenance and repair of the advertising structure. Outgoings: The licensee is responsible for business rates and services attributable to the advertising use, in accordance with the licence.

The agreement contains provisions relating to access, termination and the ownership of the advertising structure. Prospective purchasers should satisfy themselves as to the precise terms, continued operation and income receivable under the agreement, a copy of which can be made available upon request.

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