

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Industrial, Investment

Unit 2, The Gateway, Bromborough CH62 3NX



Description

Constructed approximately ten years ago, this end terraced light industrial unit extends to 309.3 sq.m (3,329 sq.ft). It has a generous minimum eaves height of 8m, The premises are let to Currie (Business Services) Limited. The tenant is currently holding over on a Full Repairing and Insuring lease at a rental of £15,000 per annum exc vat.

Location

The property is located on The Gateway a development of offices and light industrial units on the corner of New Chester Road (A41) and Old Hall Road at the entrance to The Wirral International Business Park.

0151 647 9272

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Sale Price

£175,000 which will show a net initial yield of 8.28% when allowing 3.5% for end purchasers costs.

Accommodation

Main Warehouse	171.8m ²	1849ft ²
Office Kitchen and WC's	109m ²	1173ft ²
Mezzanine	28.5m ²	307ft ²

Car Parking and a shared hardstanding

Legal Costs

Each party to bear their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of vat but the sale will be treated as a TOGC.

Tenure

Freehold

Rating Assessment

2017 Revaluation	£12,750
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Other Info

An excellent commercial investment in a great location.

Strictly by arrangement with the sole agents:



Sean Seery

Residential / Commercial Management

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