

14 CHESHIRE AVENUE

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LOCATION & SITUATION

Cheshire is a very desirable region for business occupiers thanks to its strategic location and excellent lifestyle qualities.

- Located within minutes of Junction 19 of the M6.
- The M56 and M60 motorways provide a journey time of less than 30 minutes to Chester, Liverpool and Manchester.
- Within 15 minutes drive of Manchester International Airport.
- Within 30 minutes drive of Liverpool John Lennon Airport.
- Approximately 5 minutes from Lostock Gralam train station on the West Coast Intercity line.

DESCRIPTION

Handsome two storey office building of 6,115 sq ft NIA with the following Grade A specification;

- Full height glazed entrance foyer.
- Full access raised floors.
- Suspended ceilings with LG3 or LG7 compliant lighting.
- Solar tinted glazing.
- Carpeted throughout.
- Shower facilities and bicycle parking.
- Fully air conditioned.
- BREEAM very good.
- 22 car parking spaces.



TENANCY

Tenant	Commscare Group Ltd.
Lease	Full repairing and insuring lease from 9 August 2011 expiring 31 March 2027.
Passing Rent	£88,667 per annum.
Rent Reviews	1 April 2019 and 1 April 2019, upward only, to open market rental value.
Break Option	Tenant's break options 31 March 2019 and 31 March 2022 on 6 months' notice. In each case the tenant will receive a rent free period of 3 months if it does not exercise the break.



TENURE

Freehold.

EPC

The property has an EPC rating of C61.

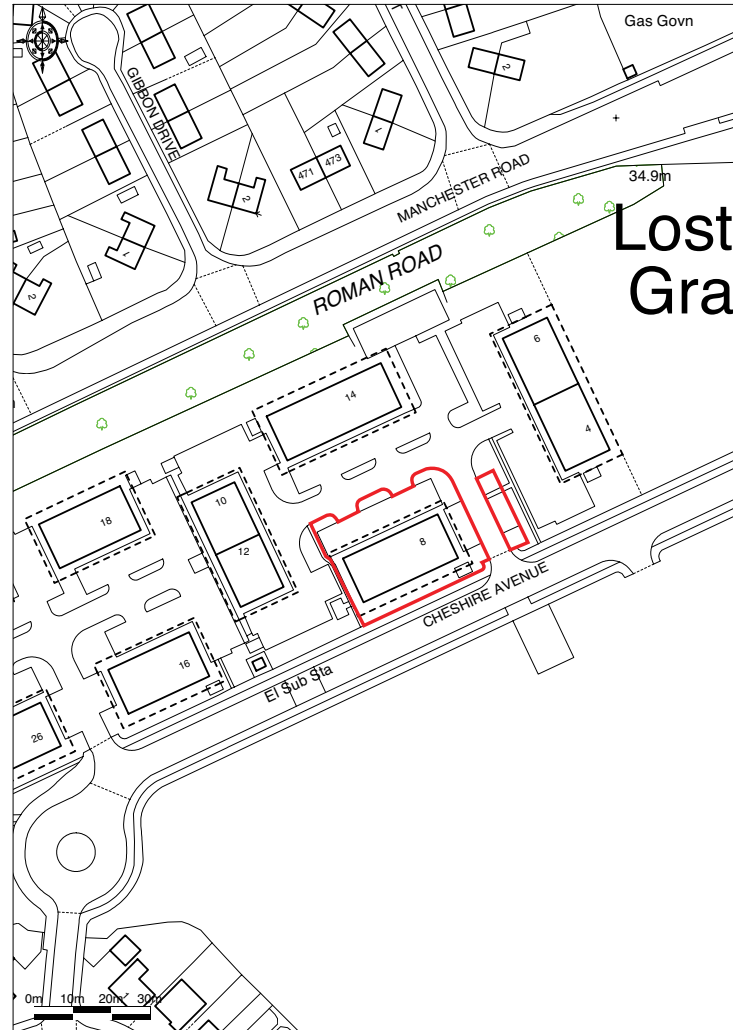
ADMIRAL COURT OCCUPANCY

The c 112,000 sq ft of offices in 11 buildings at Admiral Court are reported to be 97.2% occupied. (Source: Costar)

PROPOSAL

We are instructed to seek offers in excess of £840,000 subject to contract and exclusive of VAT. A purchase price at this level reflects an attractive net initial yield of approximately 9.98%, assuming standard purchaser's costs of 5.80%.





FURTHER INFORMATION

DATA ROOM

Copy legal documents and other information are in the data room. Please email the agents for access.

SERVICES

Services have not been tested and no warranty is made or implied.

VAT

VAT will be charged on transactions where it is due. Some of the properties may be eligible for sale as a TOGC. Please see data room for further information.

CONTACTS

To request access to the data room please contact David Klein at D&P Klein david@kleinonline.co.uk or Anthony Bianchi at Bianchi Chartered Surveyors anthony.bianchi@blueyonder.co.uk

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