

**Lot 37, 5 Rivington Road, Ellesmere Port,
Cheshire CH65 0AW**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



High Yielding Leasehold Charity Shop Investment

www.acuitus.co.uk

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Property Information

High Yielding Leasehold Charity Shop Investment

- Let to Hospice of The Good Shepherd Promotions Limited
- Lease expires July 2026 (subject to option)
- Approx. 8,810 sq ft
- Close to the Port Arcades Shopping Centre with nearby retailers including Boots the Chemist, Holland & Barrett, Savers, Specsavers and Costa Coffee.

Lot

37

Auction

3rd November 2022

Rent

Gross: £17,500 per Annum
Exclusive
Net: £15,650

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

7 miles north of Chester, 13 miles south of Liverpool, 36 miles south-west of Manchester

Roads

M56 (Junction 15), M63 (Junction 9)

Rail

Ellesmere Port Railway Station

Air

Liverpool John Lennon, Manchester International

Situation

The property is situated in a prominent position on the eastern side of the pedestrianised Rivington Road. The property is opposite the Port Arcades Shopping Centre with nearby retailers including Boots the Chemist, Holland & Barrett, Savers, Specsavers and Costa Coffee.

Tenure

Leasehold. Held from Cheshire West and Chester Borough Council for a term of 99 years from 25/03/1968 at a fixed ground rent of £1,850 per annum. See legal pack for full details.

Description

The property comprises a large shop arranged on the ground and first floors.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	419.60 398.96	(4,516) (4,294)	HOSPICE OF THE GOOD SHEPHERD PROMOTIONS LIMITED (2) (t/a Hospice of The Good Shepherd)	10 years from 26/07/2016 on a full repairing & insuring lease (3)	£17,500
Total		818.56	(8,810)			£17,500

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) The tenant trades from 6 shops in Cheshire (www.hospiceofthegoodshepherd.com)

(3) The lease is subject to a tenant option to break on 26/07/2023

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September 2020