

lot 24

Units 1-5 Evolution Lakeside Business Village St David's Park, Ewloe, Flintshire CH5 3XP

Rent
£32,500
per annum
exclusive

Virtual Freehold Ground Rent Office
Investment

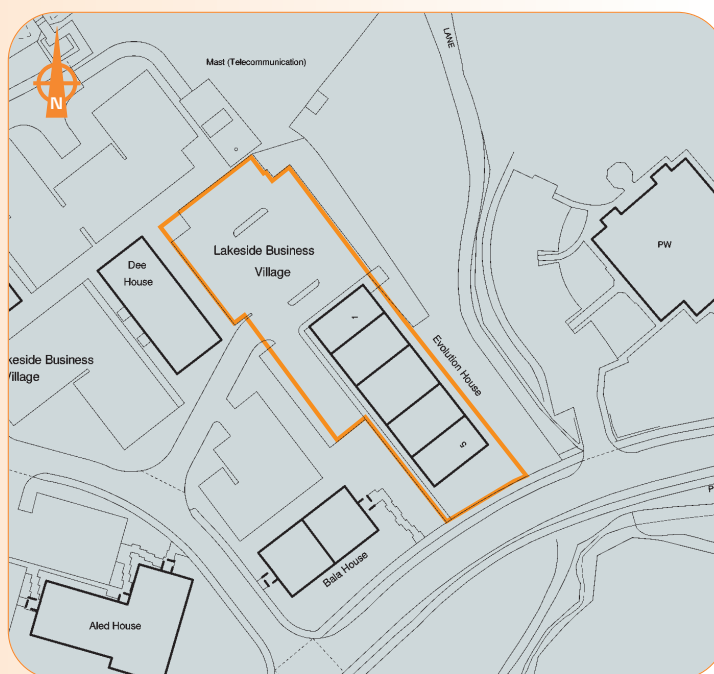
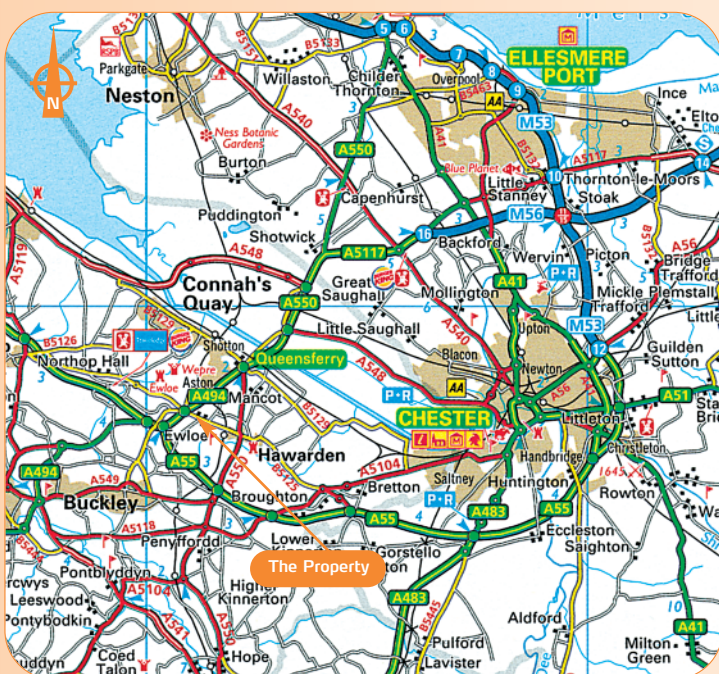
- Let on a new 125 year lease
- 5 yearly fixed rental increases by 2% per annum compounded
- Sublet at £126,795 p.a.x.

- Situated on established business park
- Terrace of five self-contained offices
- Neighbouring occupiers include Moneysupermarket.com, Redrow and Unilever



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Location

Miles: 8 miles west of Chester
17 miles south of Liverpool
90 miles north-west of Stoke on Trent
Roads: A494, A55, M56
Rail: Hawarden Rail Station
Air: Liverpool John Lennon Airport, Manchester Airport

Situation

Ewloe is situated adjacent to the junction of the A494 and the A55 and close to Hawarden and Shotton. Chester is 8 miles to the east. The property is situated in Lakeside Business Village which is immediately adjacent to the A494 and forms part of St David's Park. Occupiers close by include The St David's Park De Vere Hotel, Barclays, Bank of Scotland, Edison, Zurich and Moneysupermarket.com.

Description

The property comprises a terrace of five self-contained office buildings each having its own front door. The property benefits from car parking for 54 vehicles on-site and is set within an attractive landscaped environment.

Tenure

Virtual Freehold. Held on a lease for a term of 999 years from 30th July 2003 at a fixed rent of a peppercorn.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Units 1-5	Offices	1,206 sq m (12,981 sq ft)	HERBURY ESTATES LIMITED (i)	125 years from completion of the sale	£32,500	2018 and 5 yearly. Rent increased by 2% per annum compounded
Totals		1,206 sq m (12,981 sq ft)			£32,500	

(i) The property is sub-let to six sub-tenants producing a rent of £126,795 per annum.

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