

St Helens - 235 Clipsley Lane, Haydock, Merseyside WA11 0JG  
Virtual Freehold Convenience Store and Warehouse Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# St Helens - 235 Clipsley Lane, Haydock, Merseyside WA11 0JG

## Virtual Freehold Convenience Store and Warehouse Investment



### Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.91%
- Current Rental Income: £27,700 p.a.
- VAT is NOT applicable to this property
- Comprises large ground floor Convenience store and Post Office t/a Go Local Extra
- Includes warehouse unit at the rear t/a Vehicle Repair Workshop
- Within close proximity to public transport links and is just a 10 minute drive from St Helens town centre.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 235 (Ground Floor)	Shop Frontage: 21.70 m 71'2" ft on Clipsley Lane Net Frontage: 14.30 m (24'11") Shop Depth: 9.80 m (32'2") Ground Floor 257.60 sq m (2,773 sq ft)	Individual t/a Go Local Extra	15 years from 29 October 2013	£22,000	Note 1: Effectively FRI
No. 235 (Ground Floor Industrial Unit)	Car service workshop: 116 sq m (1,248 sq ft) Open plan workshop, office, wc	Auto Rodge Ltd	10 years from 4 July 2023	£5,700	Note 1: FRI Note 2: Rent review in July 2028 open market upward only Note 3: Tenant option to determine each anniversary with min 6 months notice Note 4: Deposit held £600
<b>Total</b>				<b>£27,700</b>	

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### Property Description:

The property is arranged on ground floor only to provide a convenience store incorporating a Post Office with ancillary accommodation together with a separate industrial warehouse and loading yard, which is located to the rear and separately let. The end terrace industrial unit with B2 use comprises of a roller shutter door accessed via Clipsley Lane, storage area and user facilities including a WC and kitchen.

Ground Floor Shop: 257.60 sq m (2,773 sq ft)

Rear Industrial Unit: 116.00 sq m (1,248 sq ft)

Total area size: 373.60 sq m (4,021 sq ft)



### Tenancy:

The shop is at present let to an Individual t/a GoLocalExtra for a term of 15 years from 29<sup>th</sup> October 2013 at a current rent of £22,000 per annum. The lease contains effectively full repairing and insuring covenants. The warehouse unit is at present let to Auto Rodge Ltd for a term of 10 year from 4<sup>th</sup> July 2023 at a current rent of £5,700 per annum. The lease contains effectively full repairing and insuring covenants. Deposit is held of £600.

### Tenure:

Virtual Freehold. Held for a term of 999 years from 1<sup>st</sup> April 1913 (thus having approximately 890 years unexpired) at a fixed ground rent of £10 per annum.

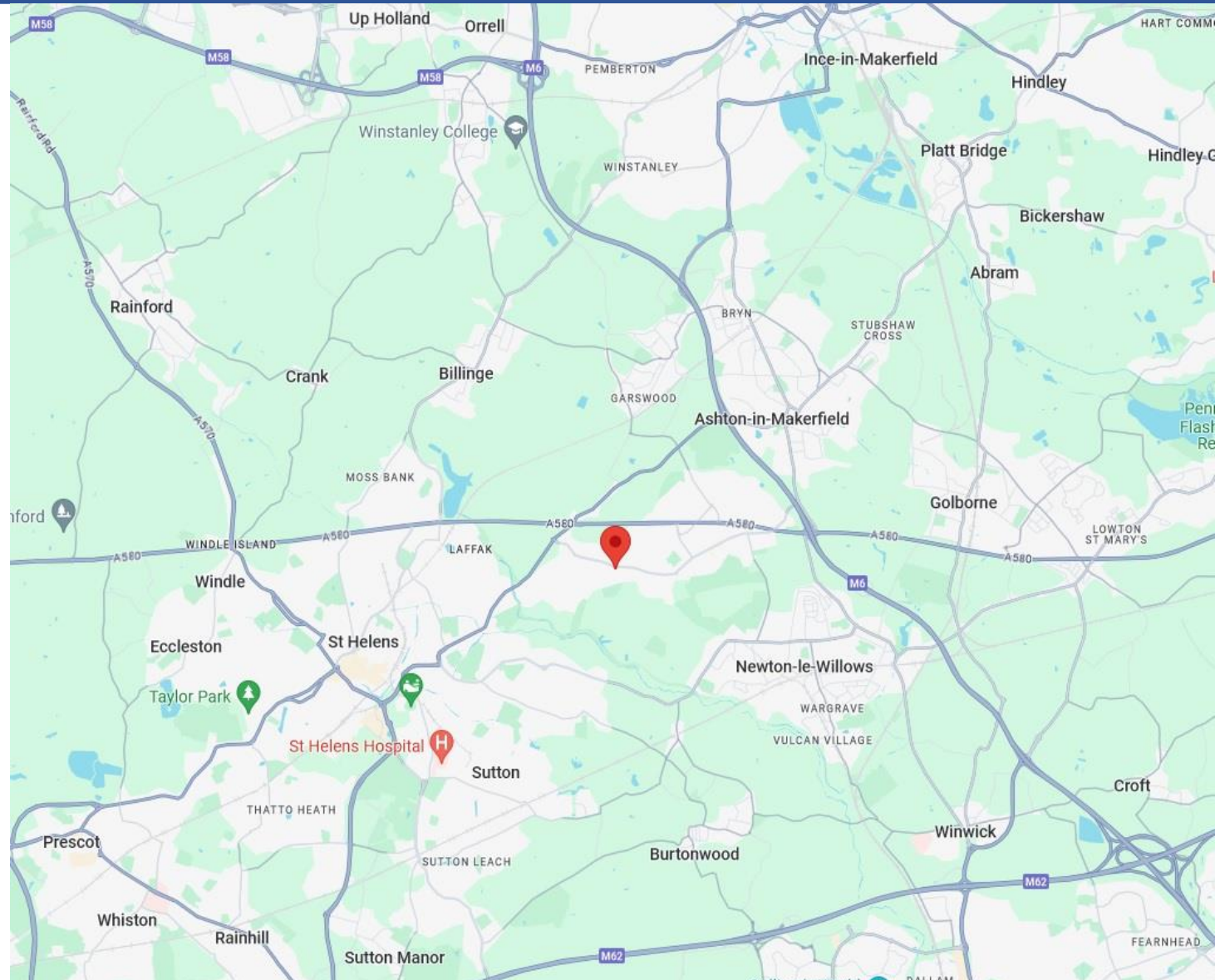
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### Location:

The property is within close proximity to public transport links and is just a 10 minute drive away from St Helens town centre. Haydock is located within the metropolitan borough of St Helens and is located roughly midway between Liverpool and Manchester and lies adjacent to Junction 23 of the M6 Motorway and the East Lancashire Road (A580). The property is situated on the south side of Clipsley Lane (A599), close to its junction with Gardner Avenue.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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