

INVESTMENT FOR SALE

ST MATTHEWS GROVE,
THATTO HEATH, ST HELENS
WA10 3NU

VICTORIA APARTMENTS NEW BUILD UNBROKEN RESIDENTIAL INVESTMENT



INVESTMENT SUMMARY

- Built in 2024, a modern development of 30 residential units ranging from 1 bed to 3 bed apartments.
- Well located development, within a 1 minute drive to two primary schools, a 2 minute drive (0.3 mile) to Thatto Heath train station and equidistant to St Helens Hospital and Whiston Hospital.
- Well specified development with modern features, a passenger lift to all floors and undercroft surfaced car parking.
- Fully let on Assured Shorthold Tenancies (AST) producing a total rental income of £279,180 per annum.
- ERV in the region of £286,500.
- Strong occupier demand – all units were leased off-plan prior to build completion and there is ongoing demand.
- Freehold.
- The property is owned in an individual SPV and the transaction can be either a property or company acquisition to suit. Savings can be made on the company acquisition.

Offers are sought in excess of **£3,650,000 (Three Million, Six Hundred and Fifty Thousand Pounds)** for the Freehold interest, subject to contract, which reflects a gross **yield of 7.65%**.

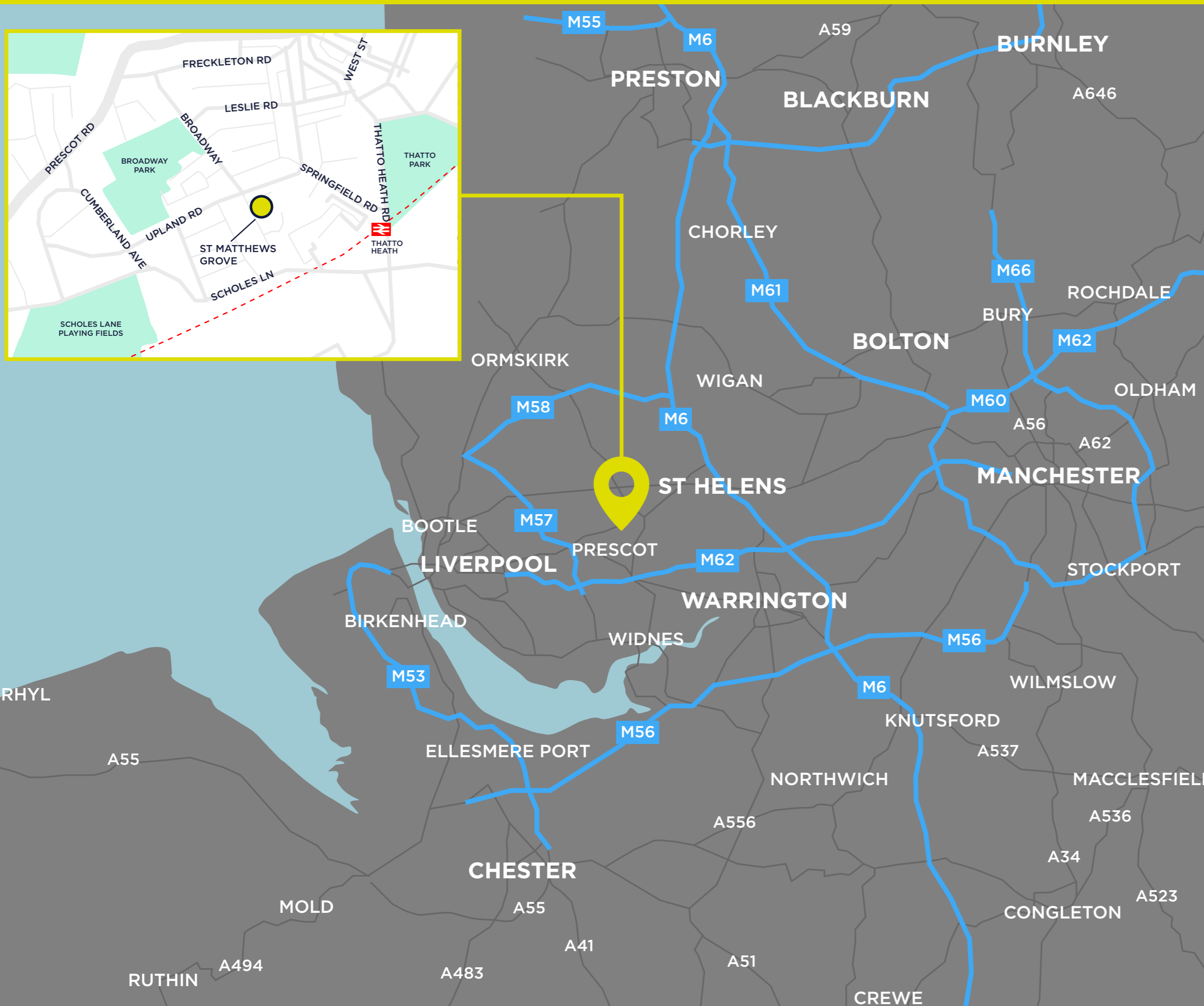
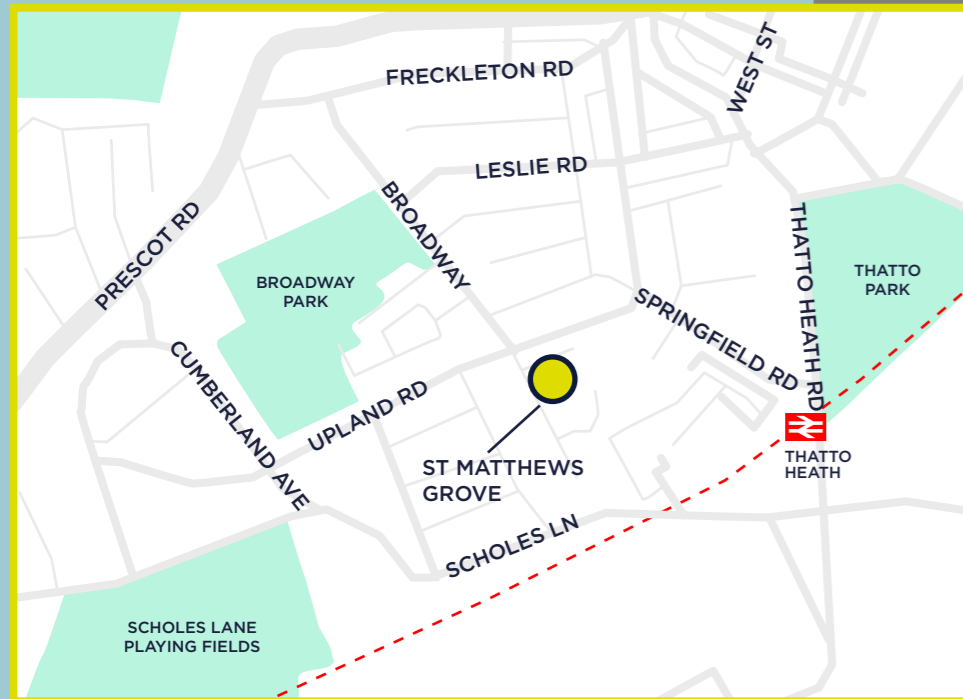


LOCATION

The Victoria Apartments are located in Thatto Heath, in an area of St Helens.

Thatto Heath is located 6 miles north west of Widnes and 12 miles east of Liverpool City Centre. The area is bordered by Eccleston, Rainhill, Ravenhead, Sutton and Windle.

Victoria Apartments are situated along St Matthews Grove and have prominence to Scholes Lane. The development is located 2.5 miles east of J2 M57 and 3.5 miles north of J7 M62 motorway networks and is served by regular buses into St Helens Town Centre, along Scholes Lane.



1 minute drive to two primary schools



2 minute drive or 7 minute walk (0.3 mile) to Thatto Heath train station



9 minute walk to Broadway Park and 15 minute walk to Thatto Heath Park



3 minute drive or 15 minute walk (0.8 mile) to Carmel Sixth Form College



Equidistant to St Helens Hospital and Whiston Hospital

DESCRIPTION

The Victoria Apartments is a premier residential address in Thatto Heath.

A 2024 new build self-contained private and secure development comprising of 30 residential units of one, two and three bedrooms. Each apartment is thoughtfully designed to offer spacious, contemporary living spaces that cater to all lifestyle needs.

There is a passenger lift internally to all floors, with bright and airy common areas throughout. There is a purpose built store room housing all sub meters and maintenance equipment. The development reflects the importance of convenience, which is why there are dedicated car parking facilities on site (39 parking spaces), along with secure bike storage areas, ensuring full accessibility to all local schools, parks, hospitals and public transport systems.



ACCOMMODATION

The development provides 30 apartments, which are configured as follows:

- 21 x 1 Bed
- 8 x 2 Beds
- 1 x 3 Beds

The property has a net internal area of 19,263 sq ft (1,789.55 sq m) and gross internal area of 21,801 sq ft (2,025.39 sq m).



TENANCY SCHEDULE

The leases are all drawn on Assured Shorthold Tenancies (AST's) ranging from 6 month to 12 month lease terms.

The tenancy schedule is as follows:

APARTMENT	TENANT	AMOUNT (£) P/MONTH	AMOUNT (£) PA	LEASE START	LEASE EXPIRY	BEDS	ERV (PCM)	ERV (PA)
1	Private Individual	£690.00	£8,280.00	01/07/2024	30/06/2025	1	£700	£8,400.00
2	Private Individual	£690.00	£8,280.00	18/06/2024	17/06/2025	1	£700	£8,400.00
3	Private Individual	£800.00	£9,600.00	18/07/2024	17/01/2025	2	£850	£10,200.00
4	Private Individual	£690.00	£8,280.00	30/08/2024	29/08/2025	1	£700	£8,400.00
5	Private Individual	£690.00	£8,280.00	01/07/2024	30/06/2025	1	£700	£8,400.00
6	Private Individual	£690.00	£8,280.00	18/06/2024	17/06/2025	1	£700	£8,400.00
7	Private Individual	£690.00	£8,280.00	15/07/2024	14/07/2025	1	£700	£8,400.00
8	Private Individual	£800.00	£9,600.00	26/06/2024	25/12/2025	2	£850	£10,200.00
9	Private Individual	£690.00	£8,280.00	21/06/2024	20/06/2025	1	£700	£8,400.00
9	Private Individual	£700.00	£8,400.00	13/12/2024	12/12/2025	1	£700	£8,400.00
10	Private Individual	£690.00	£8,280.00	24/06/2024	23/12/2024	1	£700	£8,400.00
11	Private Individual	£690.00	£8,280.00	25/06/2024	24/06/2025	1	£700	£8,400.00
12	Private Individual	£690.00	£8,280.00	24/06/2024	23/12/2024	1	£700	£8,400.00
13	Private Individual	£690.00	£8,280.00	05/07/2024	04/01/2025	1	£700	£8,400.00
14	Private Individual	£800.00	£9,600.00	18/06/2024	17/12/2024	2	£850	£10,200.00
15	Private Individual	£800.00	£9,600.00	15/07/2024	14/07/2025	2	£850	£10,200.00
16	Private Individual	£690.00	£8,280.00	17/06/2024	16/06/2025	1	£700	£8,400.00
17	Private Individual	£690.00	£8,280.00	20/06/2024	19/06/2025	1	£700	£8,400.00
18	Private Individual	£690.00	£8,280.00	05/07/2024	04/07/2025	1	£700	£8,400.00
19	Private Individual	£800.00	£9,600.00	08/07/2024	07/07/2025	2	£850	£10,200.00
20	Private Individual	£690.00	£8,280.00	20/06/2024	19/12/2024	1	£700	£8,400.00
20	Private Individual	£700.00	£8,400.00	05/12/2024	04/06/2025	1	£700	£8,400.00
21	Private Individual	£690.00	£8,280.00	17/06/2024	16/06/2025	1	£700	£8,400.00
22	Private Individual	£690.00	£8,280.00	01/07/2024	30/06/2025	1	£700	£8,400.00
23	Private Individual	£800.00	£9,600.00	01/07/2024	30/06/2025	2	£850	£10,200.00
24	Private Individual	£800.00	£9,600.00	15/07/2024	14/07/2025	2	£850	£10,200.00
25	Private Individual	£690.00	£8,280.00	17/06/2024	16/06/2025	1	£700	£8,400.00
26	Private Individual	£690.00	£8,280.00	05/07/2024	04/07/2025	1	£700	£8,400.00
27	Private Individual	£975.00	£11,700.00	24/06/2024	23/12/2024	3	£975	£11,700.00
28	Private Individual	£690.00	£8,280.00	15/07/2024	14/07/2025	1	£700	£8,400.00
29	Private Individual	£690.00	£8,280.00	05/07/2024	04/07/2025	1	£700	£8,400.00
30	Private Individual	£800.00	£9,600.00	18/06/2024	17/06/2025	2	£850	£10,200.00
			£279,180.00					£286,500.00



FURTHER INFORMATION

EPC

All units have Energy Performance Ratings between B and C. Details can be provided on request.

COUNCIL TAX BANDS

The units have Council Tax Bands between A and B.

VAT

The property has been elected for VAT and it is anticipated that the sale will be treated as a 'Transfer of a Going Concern'.

AML

In order to comply with AML Regulations, the purchaser is required to satisfy the Vendor and Wildbrook on the source of funds used to acquire the property.

GUIDE PRICE

Offers are sought in excess of **£3,650,000 (Three Million, Six Hundred and Fifty Thousand Pounds)** for the Freehold interest, subject to contract, which reflects a **gross yield of 7.65%**.

VAT

The property is not elected for VAT.

VIEWING

For further information please contact:

WILDBROOK
COMMERCIAL REAL ESTATE

Neil Higson MRICS
M: 07891766265
E: neil@wildbrookcre.co.uk



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B Blaze
Marketing
0161 387 7252