

# for sale

Tenanted Investment Property

Retail/Convenience With 2 Flats



235 - 239 West End Road  
Haydock  
St Helens  
WA11 0AW

- 15 Year Lease from October 2017
- Busy Main Road Corner Position
- Densely Populated Residential Area
- Two Separately Tenanted Flats
- Net Initial Yield 8.5%

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is prominently positioned on the corner of West End Road and Burrows Street, within a well established residential area, that is close to the main road junction with the A58 Blackbrook Road, which leads directly into St Helens Town Centre.

## Description

We are pleased to offer for sale a fully Tenanted income producing commercial and residential investment opportunity.

The ground floor is let to a private individual that operates under a 'Nisa' retail franchise, for a term of 15 years from October 2017. The ground floor accommodation comprises a large open plan shop floor together with stores and amenity to the rear.

The first floor provides 2 large separate self contained flats that are accessed from the rear, 1 x 2 bed and 1 x 1 bed.

## Accommodation

Ground - Retail (NIA)	180.3 m <sup>2</sup>	1,941 ft <sup>2</sup>
First - Flat 1 (GIA)	64.5 m <sup>2</sup>	695 ft <sup>2</sup>
First - Flat 2 (GIA)	77.0 m <sup>2</sup>	828 ft <sup>2</sup>

## Services

Mains electricity, gas, water and drainage are connected.

## Tenancy Details

The ground floor is let for a term of 15 years from October 2017 at a rent of £14,000 per annum on a Tenants effectively full repairing and insuring basis. There are rent reviews in 2022 and 2027 and a Tenant break option in 2027.

The first floor flats are let on Assured Shorthold Tenancy Agreements at £300 and £350 pcm respectively.

The total current rental income received is £21,800 per annum.

## Sale Price

£240,000.

This offers a net initial yield of 8.5% after allowing for purchase costs at 2.6%.

## VAT

The property is registered for VAT, however, it is expected that the sale will be treated as a 'Transfer of a Going Concern' TOGC.

## Tenure

The Tenure is held Long Leasehold for a term of 999 years from 1876.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is [www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**  
**EPC Score Band C**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.