



## 288-290 Church Road, Haydock, St. Helens, WA11 0LF

### Tenanted Investment Property

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,933 sq ft / 179.58 sq m
<b>Business Rates</b>	TBC.
<b>EPC Rating</b>	C (53)

#### Key Points

- Double Fronted
- Single Tenant
- 5 Year Lease from Dec 2024
- Communal Yard & Parking
- Established Tenant
- 14 Years in Occupation
- Corner Property
- Customer Parking Opposite

## Location

The property is situated on the A599 Church Road, Haydock, within a primarily residential area, with commercial businesses fronting the main road.

Church Road carries a considerable volume of through and local traffic and provides convenient access to the A580 East Lancashire Road.

## Description

Morgan Williams are pleased to be instructed to dispose of this single tenanted roadside investment property.

The tenant is a well established family business that has been in occupation for the past 14 years and in December 2024 they re-signed for a further 5 year term. They successfully operate a well renowned bathroom showroom business and they have attractive sales areas across both floors of the property.

The property is double fronted and two storey and the gable end and frontage enables prominent advertising to passing traffic.

There is a communal rear yard where tenant parking and loading is available and there is also a public customer car park directly opposite.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,023	95.04
1st	910	84.54
<b>Total</b>	<b>1,933</b>	<b>179.58</b>

## Purchase Price

£245,000.

## VAT

We are advised that VAT is not applicable to the property.

## Tenancy Analysis

The current passing rent is £21,000 per annum and the asking price represents a gross yield of 8.6%.

We consider that this tenant offers longevity and ease of management for an investor.

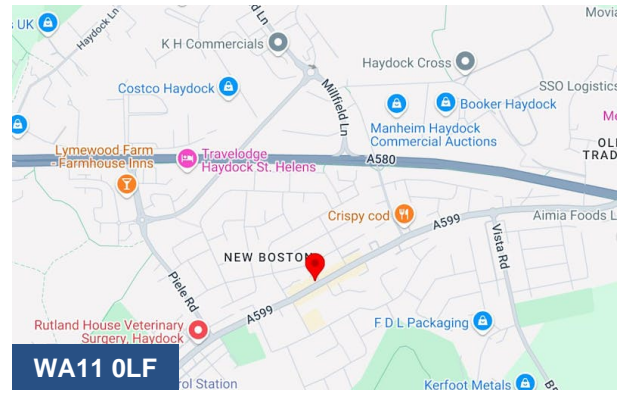
There are also national multiple tenants along the same parade, such as Domino's Pizza and Galloways Bakery.

## Tenure

A new Long Leasehold interest will be carved out of our Client's Freehold Title.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



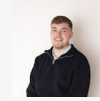
## Viewing & Further Information



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