

**105-107 High Street, Newton-le-Willows, WA12 9SL****UNDER OFFER****Single Let Mixed Use Investment**

Summary

Tenure	For Sale
Available Size	2,722 sq ft / 252.88 sq m
Price	£350,000
Business Rates	Upon Enquiry
EPC Rating	B (40)

Key Points

- Main Road Town Centre Location
- Roadside Parking
- Significantly Extended at Rear in 2005
- Retail Shop With Two Self Contained Sublet Flats
- Fully Let to Attractive Retail Covenant
- Sought After Location
- Rent Review in 2028

Location

The property occupies a prime location on the A572 Newton High Street within close proximity to junction 23 of the M6 Motorway and A580 East Lancashire Road. St Helens town centre is approximately 5 miles to the west and Warrington town centre approximately 5 miles to the south.

Description

The building forms part of a terrace of properties in a mixed retail and residential area. It is arranged over two floors and comprises of ground floor retail and two first floor one bedroomed self-contained residential flats. The property is brick built under a pitched slate roof and has been extended at the rear to create additional single storey back up space under a flat asphalt roof with rear roller shutters for servicing from the adjacent Walmsley Street. This area has split levels incorporating a scissor lift, mangers office, kitchen and toilet facilities. The ground floor retail space has been amalgamated to provide an open sales area with air conditioning and suspended ceiling. Access to the flats are by way of a secure separate side entrance at the rear of the building. Roadside parking is available immediately outside the building with further parking provision along High Street and the adjacent side roads.

The Tenant extended the property in 2005 and created two self contained flats with their own accesses, which are each sub-let with Landlord's consent at circa £450 pcm.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,640	152.36
1st - Flat 1	510	47.38
1st - Flat 2	572	53.14

Tenure

We are advised that both 105 and 107 High Street are held Freehold.

Tenancy Information

The whole property is let by way of two separate full repairing and insuring leases to James Hall and Company Limited (Company Number 01022295) t/a Spar for 15 years from the 28th November 2023 at a combined rent equating to £20,000 per annum and subject to 5 year upward only rent reviews. Both leases are subject to tenant only break clauses with effect from the 28th November 2033 subject to prior written notice giving an unexpired term certain of over 8 years.

Asking Price

We are seeking offers at £350,000 for the benefit of our clients freehold interests in both properties. VAT is not applicable.

We are of the opinion that the passing rent is below current market value and an increase should be expected at rent review in November 2028.

Services

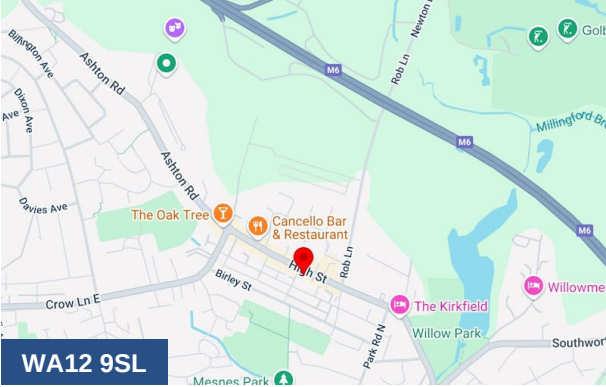
Mains electricity, gas, water and drainage are connected.

Legal Costs

Each party to be responsible for their own legal costs.

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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