

FOR SALE

MERIDIAN HOUSE, STANNEY MILL ROAD, LITTLE STANNEY ELLESMERE PORT, CH2 4HX





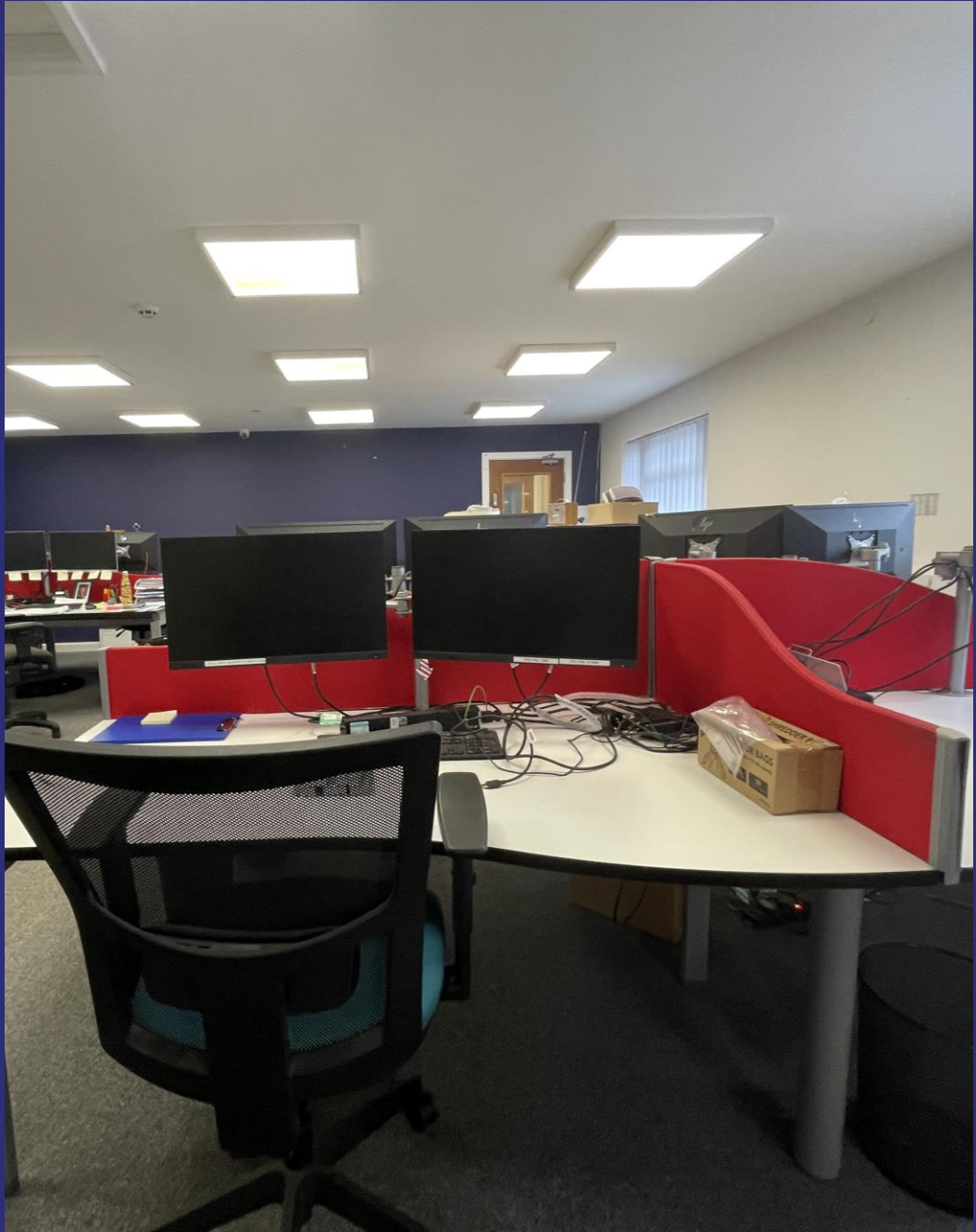
LOCATION

Ellesmere Port is a major conurbation towards the south east of the Wirral Peninsula. The town has a predominantly industrial base with major employers being the Essar Oil Refinery at Stanlow and the Vauxhall Motor Plant to the north of the town.

Ellesmere Port is located 8 miles to the city of Chester, 14 miles to the south of Liverpool and about 39 miles to the west of Manchester and the location benefits from good road communications via the M53 and M56 motorways, which connect with the North West UK motorway network and also with the A55 North Wales Expressway, which links Chester with Bangor and Anglesey.

Nearby are Cheshire Oaks Factory Outlet Village and the flagship Marks & Spencer store, the Cheshire Oaks Business Park, the National Waterways Museum and Blue Planet Aquarium as tourist attractions and the Lexus and Skoda show rooms in Stanney Mill Road.

The property is located in an Employment Zone on the easterly fringe of Ellesmere Port Town Centre, with the easterly boundary fronting Stanney Mill Road, which immediately adjoins an embankment to the M53 Mid Wirral Motorway and the westerly boundary fronts the Shropshire Union Canal, close to the Junction with Newbridge Road.



DESCRIPTION

The property comprises a detached two storey modern commercial building, incorporating a two storey side extension, developed in recent years, standing on a largely level rectangular site, extending to some 0.42 acres/0.17 hectares.

The property is of brick construction beneath pitched roof. The elevations finished in facing brickwork, and relieved by UPVC double glazed windows. The ground and first floors provide office, storage and ancillary accommodation at both floor levels. A traditional gas fired central heating system is installed to both floors.

Externally is a surfaced car park, providing c.30 spaces. The whole site is secure and enclosed with two metre high steel palisade fencing.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq. m	Sq. ft
GROUND FLOOR	256.67	2,763
Sub-Total Accommodation		
FIRST FLOOR	248.62	2,676
Sub-Total Accommodation		
TOTAL ACCOMMODATION	505.29	5,439

PURCHASE PRICE

£395,000 representing a net initial yield of 9.36% after taking into account purchase costs.

TENURE

The property is held Freehold and is subject to a lease on the whole to M&P Survey Equipment Limited from 1st November 2023 to 31st October 2028. The lease is subject to a break clause on 1st November 2026. The annual rental is £38,500 per annum.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

D.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

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VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Robbie Clarke

robbie.Clarke@bacommercial.com **07741 320910**

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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SUBJECT TO CONTRACT



Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe
St Asaph, LL17 0LT Tel: 01745 330077

www.bacommercial.com