

ON BEHALF OF WK DAWSON & MB KAHN,  
ADMINISTRATORS OF ETHEL AUSTIN INVESTMENT PROPERTIES LIMITED



# FREEHOLD TRADE PARK INVESTMENT OPPORTUNITY

RIVERSIDE TRADE PARK  
RIVER LANE, SALTNEY  
CHESTER CH4 8RX

Riverside Trade Park was developed in 2007 comprising three detached buildings which are designed around a central landscaped area which provides parking for approximately 80 cars. Developed to a high standard the specification includes:

**STEEL PORTAL FRAME CONSTRUCTION**

**5M CLEAR EAVES HEIGHT**

**MIXTURE OF BRICK, COMPOSITE CLAD AND GLAZED ELEVATIONS**

**ELECTRICALLY OPERATED UP AND OVER LOADING DOORS**

**THREE PHASED ELECTRICITY**

**30% TRADE COUNTER ALLOWANCE**

## LOCATION

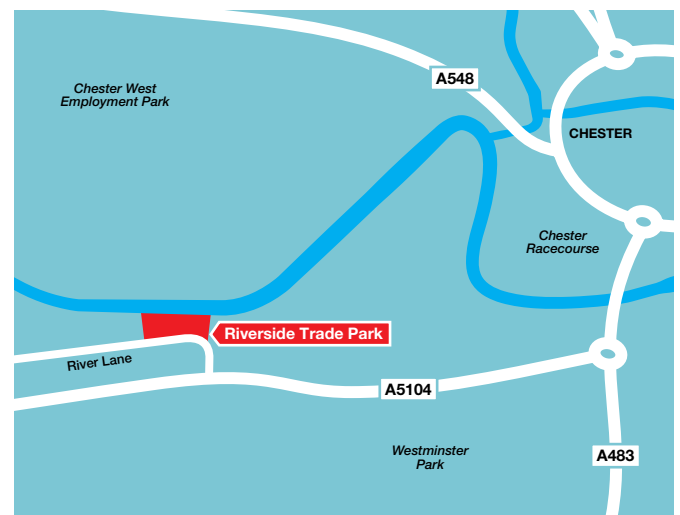
Chester is an attractive and affluent historical cathedral city, an important tourist destination and the administrative centre for the county of Cheshire. It is located approximately 45 miles south west of Manchester and 13 miles south of Liverpool.

Chester benefits from excellent road communication links with the M53 motorway accessed via junction 12 situated 3 miles east. In turn, the M53 provides direct access to the Wirral to the north west, to the M56 motorway and the national motorway network via the M6. In addition the A55 (coast road) provides access to North Wales.

## SITUATION

The property is situated in the suburb of Saltney which is approximately 2 miles south west of the city centre and 6.5 miles south east of Deeside and Queensferry. The area has good road communications being adjacent to Chester Road (A5104) which is the main arterial route from the west into the city centre.

The park itself is situated fronting River Lane which is accessed directly off the A5104, Chester Road. The immediate area provides various other industrial estates and nearby occupiers include Plumb Center, Auto Glass, Drainage Center, Newey & Eyre and City Plumbing.

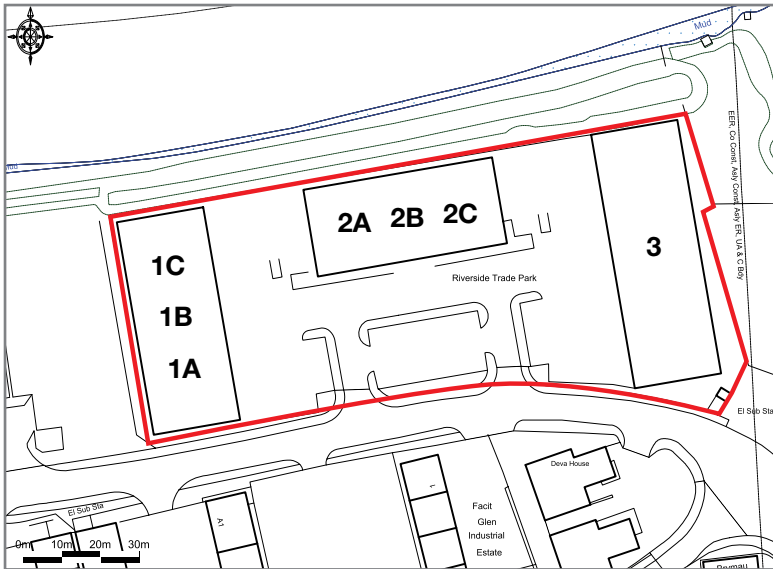


## ACCOMMODATION

The units have been measured on a gross internal area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate floor areas:

UNIT	SQ FT	SQ M
1A/B	7,816	726.4
1C	5,023	466.8
2A	2,827	262.7
2B	2,818	261.9
2C	5,724	531.9
3	15,489*	1,439.5
	<b>39,698</b>	<b>3,689.2</b>

\*Area has been supplied by the vendor.



## TENURE

The estate is held freehold.

## TENANCY

The estate is let in accordance with the tenancy schedule below currently producing a gross income of £115,750 per annum. All leases are drawn on effectively full repairing insuring terms via a service charge contribution.

UNIT	SIZE	TENANT	LEASE DETAILS	RENT	COMMENTS
1A/B	7,816	The Store Limited	10 yrs from 25/12/07 FRI 5 yrs R/R	£42,500 (£5.52)	2010 break not exercised
1C	5,023	Farndon House Promotions and Printing Ltd	10 yrs from 24/06/08 FRI 5 yrs R/R	£27,500 (£5.30)	Tenant's break 26/06/2013 on 6 months notice
2A	2,827	Mr Jervis t/a Deelux Kitchens	5 yrs from 17/08/07 FRI	£15,000 (£5.17)	2010 break not exercised
2B	2,818	Vacant	–	–	Mason Owen quoting £13,750
2C	5,724	Scratch Master Accident Repair UK Limited	10 yrs from 25/03/2009 FRI 5 yrs R/R	£30,750 (£5.31)	Tenant's break 25/03/2014 on 6 months notice
3	15,489	Images and MW Sipp Trustees	150 yrs from 15/02/2008 FRI	Peppercorn	Unit sold long leasehold
<b>TOTAL</b>	<b>39,698</b>			<b>£115,750</b>	

Unit 2B is currently vacant and is being offered to the market at a quoting rent of £13,750 per annum. We also draw your attention to Unit 3 which has been let on a long lease for a term of 150 years from 2008 subject to a peppercorn rental only.

## TENANT COVENANT INFORMATION

### THESTORE LIMITED

Established in 2003 the company specialises in the sale of space saving products and solutions for homeowners. The company trades from a retail outlet in Chester and also operates an online shop from its warehouse and trade counter facility in Saltney. For further information please go to [www.aplaceforeverything.co.uk](http://www.aplaceforeverything.co.uk).

### FARNDON HOUSE PROMOTIONS & PRINTING LTD

Established in 2008 the company specialise in sourcing and supplying promotional products and services to support company advertising and marketing campaigns. For further information please go to [www.farndonhou.com](http://www.farndonhou.com).

### MR M JERVIS (TRADING AS DEELUX KITCHENS)

Deelux Kitchens design and produce hand made bespoke kitchens and was established four years ago. The company currently trades from two showrooms, in Chester and Bury, and the subject property which is used as a trade counter/warehouse /workshop. For further information please go to [www.deeluxkitchens.co.uk](http://www.deeluxkitchens.co.uk)

### SCRATCH-MASTER ACCIDENT REPAIR UK LIMITED

A new company who are an approved car body repair schedules for manufacturers including Honda, Mitsubshi, Citroen, Fiat, Nissan and Audi. The company carries out all types of bodywork repairs and re-sprays.

## VAT

The property is elected for VAT and therefore VAT will be charged on the purchase price. It is anticipated that the sale will be treated as a transfer of a going concern.

## PROPOSAL

We have been instructed by our clients to seek offers in excess of **£1,370,000 (One Million, Three Hundred and Seventy Thousand Pounds)** subject to contract which will reflect a net initial yield of **8%** rising on letting of the vacant unit to approximately **8.94%** net of costs at **5.75%**.

## FURTHER ENQUIRIES

We hope this opportunity is of interest to you and should you require any further information or need to make arrangements to inspect please contact:

**David Winterbottom**

0161 956 4103

[david.winterbottom@gva.co.uk](mailto:david.winterbottom@gva.co.uk)

**Gurminder Manak**

0161 956 4105

[gurminder.manak@gva.co.uk](mailto:gurminder.manak@gva.co.uk)



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