



£150,000

5 Rivington Road

Ellesmere Port | Cheshire | CH65 0AW

**PROPERTY
CENTRE**

90-92 WALLASEY ROAD, WALLASEY, WIRRAL CH44 2AE

Tel: 0151 639 0770

Rental: 0151 639 7500

Fax: 0151 630 7117

Email: propcentre@aol.com

Web: www.propertycentre.org

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DESCRIPTION

We are delighted to offer for sale this High Yielding Leasehold Charity Shop Investment, producing £17,500 pa.

Location:



SUMMARY

Let to hospice of The Good Shepherd Promotions Limited, as the main collection, sorting and distribution centre, at a rental income of £17,500 pa, providing a healthy yield of 8.75%.

The property comprises a large shop arranged on the ground and first floors, and has air conditioning, central heating, double glazing, and goods lift together with access to the rear for deliveries.

The property enjoys a prominent position on the eastern side of the pedestrianised Rivington Road.

The property is opposite the Port Arcades Shopping Precinct in the heart of Ellesmere Port, with nearby retailers including Boots the Chemist, Holland & Barrett, Savers, Specsavers, Costa Coffee to name a few.

COMPRISING:

GROUND FLOOR: Main Retail Space 2,600 sq ft, Sorting Room 1020 sq ft, Hall with stores and W.C's, and Delivery area with goods lift.

FIRST FLOOR: Landing, 3 Offices, Staff Room and Kitchen, Main Sorting Room with goods lift, Workshop, Stores and W.C.

SECOND FLOOR: Access to lift machinery with door to the roof.



TENURE: Leasehold: Held from Cheshire West and Chester Borough Council for a term of 99 years from 25/03/1968 at a fixed Ground Rent of £1,850 pa.

TENANCIES: Let to Hospice of the Good Shepherd Promotions Ltd for a term of 10 years from 26/7/16 on FRI terms, subject to a break clause.

