

LOT
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360 Wargrave Road Plus Land, Newton-le-Willows, Merseyside WA12 8RP

COMMERCIAL INVESTMENT

Guide price **£55,000+**



A freehold two storey end of terrace property trading as an established local Gymnasium together with land to the west side which is currently used as a car park. We are advised the tenant, who has 2 years remaining on the existing lease, is signing a new 7 year FRI Lease producing an annual rental income of £6,750 for the first four years with a pre-agreed rent increment to £7,500 thereafter.

Situated

In the Wargrave District of Newton le Willows fronting Wargrave Road which in turn is off Victoria Road close to the Town Centre.

Planning

There are 2 separate Land Registry Title Numbers for the land and the building. When the Lease expires this gives the Freeholder the ability to regain full vacant possession of the building if required (the current Lease is granted outside the protection of the Landlord and Tenant Act of 1954, therefore the Tenant does not have the usual right to renew the Lease). Subject to any necessary planning consents the property would be suitable for redevelopment. Also upon Vacant Possession the Freeholder then could sell the two Title Numbers separately.



Not to scale. For identification purposes only

