

**FOR SALE BY AUCTION**



## MIXED USE INVESTMENT OPPORTUNITY

**276 - 280 Church Road  
Haydock  
St Helens  
WA11 0LF**

- Fully let
- Currently producing £43,550pa rising to £46,040pa following imminent rent increases.
- Online auction with Pugh with bidding starting 10am Tuesday 21<sup>st</sup> May and ending on Wednesday 22<sup>nd</sup> May 2024
- **Prior to auction offers considered**
- **Viewing available immediately**

## LOCATION

The property is located on the north side of Church Road (A599) in Haydock, St Helens. East Lancashire Road (A580) is easily accessible and provides easy access to the M6 motorway approx. 1 mile to the east. Haydock is situated almost halfway between Liverpool City Centre and Manchester City Centre.

## DESCRIPTION

The property comprises three ground floor retail units with three self contained flats above, accessed via a separate entrance to the front of the property. The property is of brick construction beneath a pitched tiled roof. Externally, there is a yard area to the rear.

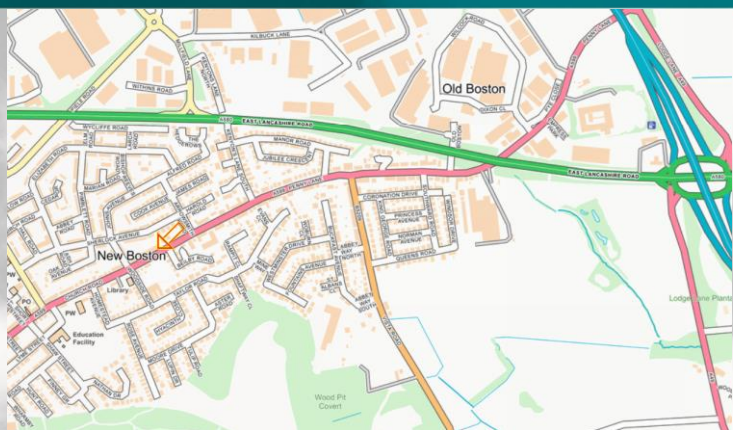
## LEASES/ASTs/ACCOMMODATION

Property	Rent (pa)	Size	Lease Terms/Comments
276 Church Rd (Galloways)	£7,250	800 sqft	Lease renewal agreed for 10 years lease 5 year break, 5 year rent review upwards only. Lease renewal agreed at increased rent of £9,500pa
278 Church Rd (The Vape Hut)	£8,700	368 sqft	5 years from 1 <sup>st</sup> Feb 2024 (lease renewal)
280 Church Rd (Barbers)	£7,800	318 sqft	5 years from 29 <sup>th</sup> Feb 2024 (lease renewal) rent review 29 Feb 2027
276a Flat	£7,500	615 sqft	£625pcm (2 bed)
278a Flat	£6,300	646 sqft	£525pcm
280a Flat	£6,000	492 sqft	£500pcm (1 bed) – increasing from April to £520pcm - £6,240pa
<b>TOTAL</b>	<b>£43,550</b>		
<b>ERV with rent increases</b>	<b>£46,040</b>		

We are informed that the commercial tenants have traded from this location for many years and have all recently renewed their leases.

Please note Galloways have traded from the location for over 25 years <https://www.gallowaysbakers.co.uk/>. They currently have 23 shops across the North West.

Please note, some of the floor areas have been provided by our client from architect's drawings.



## TENURE

The property is held freehold under Title Number MS375112.

## GUIDE PRICE/AUCTION

The property is guided under Auction terms at **£350,000 plus**. The sale is via online auction with Pugh with bidding starting 10am Tuesday 21<sup>st</sup> May and ending on Wednesday 22<sup>nd</sup> May 2024.

To download a legal pack and register to bid, please visit Pugh's website via the following link:-

<https://www.pugh-auctions.com/property/35256>

## EPC

Copies of the EPCs are available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWINGS

By appointment with the joint agents:

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