

**7.75%
YIELD**

for sale

Trade Warehouse Investment



PRIORY POINT
St. Marys Gate, Birkenhead
CH41 5HU

**3 TRADE UNITS
LET TO YESS ELECTRICAL
& New era Fitness**

Producing £62,000 pax



VIEWING & FURTHER INFORMATION

Roy Backhouse & Co
Egerton House
1 Tower Road
Birkenhead
CH41 1RA
e: roy@roybackhouse.co.uk

ASKING PRICE - £800,000

FREEHOLD

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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roybackhouse & co
Commercial Property Consultants

0151 541 2200
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Priory Point St. Marys Gate,
Birkenhead CH41 5HU



| Description | Size | Tenant - Use | Rent | Lease | Expiry/Renewal |
|-------------|-------|----------------------------|-------------------|------------------------------|-----------------|
| Unit 1 | sq ft | Chris Brown t/a GE Fitness | £18,000 pa | 5 years from 16 Dec 2016 | 1 May 2022 |
| Unit 2 | sq ft | Chris Brown t/a MA Fitness | £12,000 pa | 5 years from 16 January 2017 | 1 April 2022 |
| Unit 3 | sq ft | Yess Electrical Ltd | £32,000 pa | 10 Years from 2 Nov 2014 | 1 November 2024 |
| | | | £62,000 pa | | |

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