

for sale

investment property

10 Brookway
North Cheshire Trading Estate, Prenton
Wirral, Merseyside CH43 3DT

5,000 sq ft on 0.4 acres



- Let To Selwyn's Coaches
- Motorway Junction Location
- Transport Depot
- On Site Parking & Loading
- Workshop & Offices
- 10 Year Lease
- Rent Reserved £32,000 pax

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

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RENT RESERVED
£32,000 pa exclusive

PRICE
£400,000

LEASE

The entire property is let on a 10 year lease

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is situated within the North Cheshire Trading Estate which is located just off junction 3 of the M53 Motorway. Brook Way is one of the internal estate roads and a crescent which runs off the main estate road Prenton Way.

DESCRIPTION

The property comprises a site of 0.4 acres which has a workshop, spray bay and offices. The site is used as a transport depot for Selwyns's Coaches.

TENURE

Freehold.

TENANCY

The property is let on a ten year lease from 2020.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Workshop	1,115 sq m	3,089 sq ft
Spray Bay	1,115 sq m	888 sq ft
Offices	105 sq m	1,130 sq ft
Total Area	474 sq m	5,108 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the purchase price.

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