

for sale

investment property

Timco House
Clayhill Industrial Estate
8 Buildwas Rd, Neston CH64 3RU
4,110 sq ft on 0.26 acres



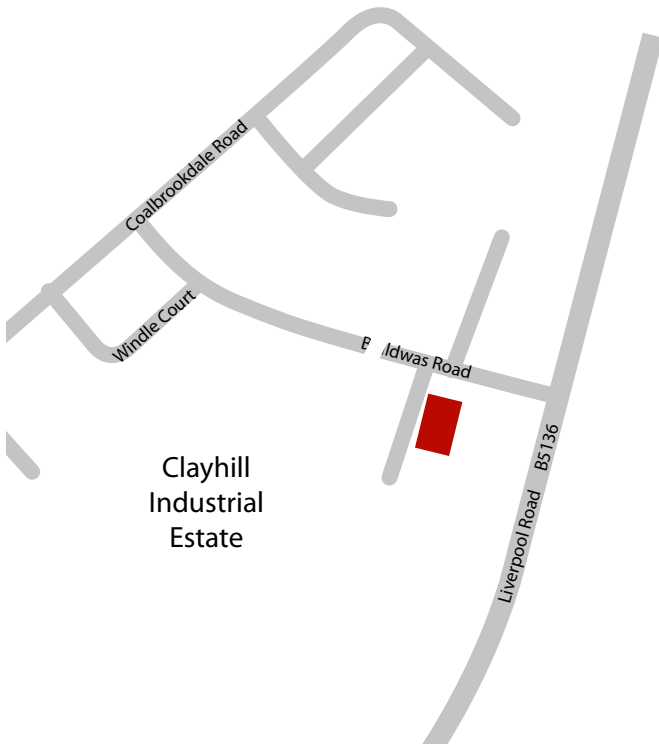
- Let Hawkes & Wright Bodyshop
- Prominent Location
- Private Yard
- On Site Parking & Loading
- Workshop & Offices
- 10 Year Lease
- Rent Reserved £22,000 pax

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse



RENT RESERVED
£22,000 pa exclusive

PRICE
£350,000

LEASE

**The entire property is let on a 10 year lease
 from April 2015**

**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 Clisyll Industrial Estate on the outskirts of Neston just off the A540 Trunk Road connecting Hoylake and Chester.

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 2015 to Hawkes & Wright Ltd at a rent of £22,000 per annum exclusive.

FLOOR AREAS

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

Workshop	300 sq m	3,230 sq ft
Offices	80 sq m	861 sq ft
Total Area	380 sq m	4,110 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.

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.