

Offices in CH65

Whitby Road, Ellesmere Port, Cheshire, CH65 8AA

£200,000 Starting Bid

Property features

- Town Centre Location
- No onward chain
- Well Presented throughout
- Qualifying area for small business rate relief
- Offering a 12.8% rental yield

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Ground floor - Commercial unit with good long term tenant in situ. Rent £850 pcm.

Offering a 12.8% rental yield its an excellent investment opportunity for first time or next time landlords. Selling property with tenants in situ. Long term commercial tenant (Approximately 1,024 sq ft). 2 x 2 bedroom apartments in good decorative order to first and second floor.

Town Centre office / retail shop situated on busy Main Road well presented throughout, parking and main line train station within 300 meters.

Please note we have not inspected this property.

Price: Starting Bid £200,000

Property Type: Offices

Business Type: Residential Investments

Parking: None

Location

Town Centre office / retail shop situated on busy Main Road well presented throughout, parking and main line train station within 300 meters.

Accommodation

Ground floor - Commercial unit with good long term tenant in situ (Tenants start date - April 2022). Rent £850 pcm. (Approximately 1,024 sq ft).

(Measurements are an approximate and measured in feet and inches).

Back office - 12.5 x 8.5

Kitchen - 8.3 x 5.2

Hallway - 40.1 x 3.8

Back office 2 - 8.3 x 7.8

Ladies bathroom - 6.7 x 4.8

Male bathroom - 6.7 x 2.9

Storage office - 17.4 x 7.0

Main office / front office - 21.05 x 17.9 reducing to 14.4

Entrance / front area - 25.0 x 13.3 reducing to 7.7

(Approximately 1,024 sq ft)

First floor
2 bedroom apartment, rent £750 pcm, deposit £865. Tenancy start date July 2026, monthly rolling contract.

Hallway
Kitchen
Separate W.C
Bathroom
Lounge
2 bedrooms
(measurements to follow)

Second floor
2 bedroom apartment, rent £750 pcm, deposit £865. Tenancy start date July 2026, monthly rolling contract.

Hallway
Kitchen
Separate W.C
Bathroom
Lounge
2 bedrooms
(measurements to follow)

Tenure

Freehold, title CH217116.

EPC

31 - Rating C
31a - Rating E
31b - Rating D
Full reports available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



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Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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