

· PRIME OFFICE INVESTMENT OPPORTUNITY ·

ROMAN HOUSE
SUTTON QUAYS BUSINESS PARK
FRODSHAM CHESHIRE WA7 3EH



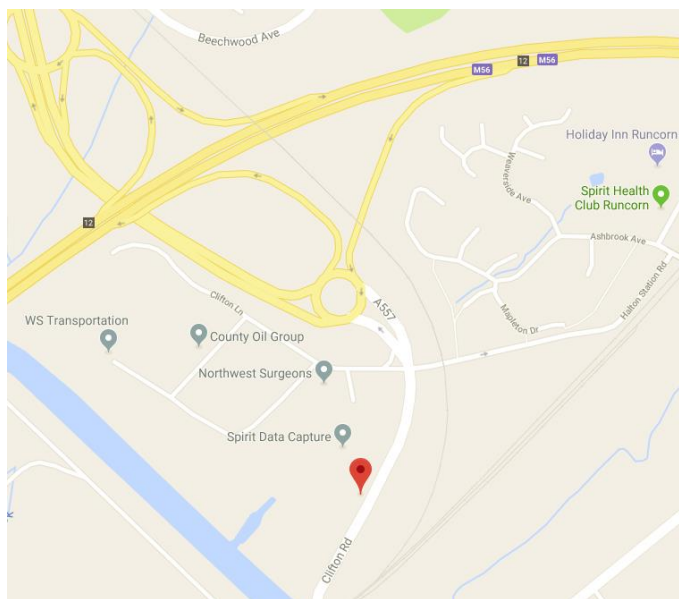
MODERN 3 STOREY OFFICE BUILDING
LET TO A SINGLE TENANT WITH GUARANTOR
INITIAL RENT £155,000 PER ANNUM - 10 YEAR TERM
QUOTING PRICE £1,950,000 STC
7.5% NIY

PRELIMINARY DETAILS - CONFIDENTIAL

Location

Sutton Quays Business Park is an established office location strategically situated close to Junction 12 of the M56 Motorway and fronting the A56 'Clifton Road'.

Neighbouring occupiers include Autocoding Systems, Alfred Green Accountants, Spirit Data Capture, Rowlinson's Solicitors etc.



Description

Roman House comprises a modern self-contained detached office building accommodation arranged over ground and first floors with an additional storage area at second floor. The property benefits from HVAC, passenger lift and 43 designated car parking spaces.

Tenancy

The property has been let for a 10 year term with effect from 4th May 2018 on FRI terms at an initial rent of £155,000 pax and subject to a 5th year open market rent review (Ground and First floors)

The rent is divided between the office accommodation (£145,000 pax) and the storage area on the second floor (£10,000 pa) which has a single index linked review at the 5th year.

Tenant/Guarantor

The property is let in its entirety to Banner Chemicals Ltd (Company No: 00072727) who have been trading since 1902 with a Guarantor from 2M Group Ltd (Company No: 07904022).

2M Group's most recent accounts (2017) demonstrate a Turnover of £107,694,000 and net profits for the year of £3,820,000.

Accommodation

The premises provide the following approximate Net Internal Areas:

Floor	Sq M's	Sq Ft
Ground Floor	433.56	4,667
First Floor	433.56	4,667
Second Floor – not measured		

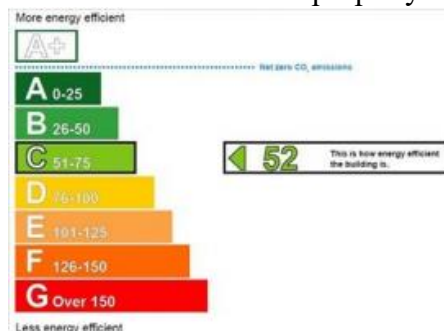
Terms

The property is being offered at an attractive net initial yield of 7.5% (£1.95m having deducted purchaser's costs of 5.8%).

The Tenant will benefit from an 18 month rent free period from completion and the vendor is prepared to offer a rental guarantee until the rent commencement date or a price adjustment to reflect the loss of income.

Energy Performance Certificate

We understand that the property has a 'C' rating.



VAT /Costs

VAT is applicable. Parties shall bear their own costs in relation to this sale.

Viewing.

Viewing must be arranged via the sole selling agent - please phone **Eddy Cottrell 01928 733333/07730 747643** or email: eddy@cottrellcommercial.co.uk



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