

Lot 17

31 Church Road, Rainford, St Helens,
Merseyside WA11 8HE

***Guide: £225,000**

Gross Yield 9.3%
In the same family ownership for over 50 years
6 week completion



SITUATION

Located close to the junction with Leyland Road and opposite All Saints Church in this mixed Commercial and Residential Area, near to **Co-op Food** and amongst a host of local traders. Rainford is located less than 4 miles from St Helens town centre, enjoying easy access via the A570.

PROPERTY

A detached property comprising a **Deep Ground Floor Restaurant** with **Ancillary Storage** on the first floor. The property benefits from **Parking** at the rear together with front forecourt parking for at least 2 cars.

ACCOMMODATION¹

Ground Floor Restaurant (approx. 90 covers)

Gross Frontage	32'10"
Built Depth	84'9"
Area	Approx. 2,019 sq ft
WC	

First Floor Ancillary

Area	Approx. 618 sq ft
WC	

Total Area	Approx. 2,637 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **B. Hussain, M. Islam & S. Uddin as an Indian Restaurant** for a term of 20 years from 17th January 2014 at a current rent of **£21,000 per annum** exclusive.

Rent Review 2029

£21,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnion
Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

