

## GROUND RENT INVESTMENT - CHESHIRE



### 4 FREEHOLD GROUND RENTS PLUS ADDITIONAL INCOME AT:- Hampton Court, Manor Park, Runcorn, Cheshire WA7 1TT



### Situation:

The Ground Rents are secured on Hampton Court, Manor Park, Runcorn, Cheshire which forms part of the prime employment area to Runcorn as shown on the location plan.



### Description:

The Court comprises 3 single storey and 1 x 2 storey purpose-built office buildings of brick under pitched tile covered roofs and constructed in the 1990's. The buildings extend to 30,950 sf together with 159 car spaces on a 2.6-acre site as shown on the Promap.

### Tenure:

Freehold.

### Tenancy Schedule:

As outlined on the Tenancy Schedule.

### Income:

£4,247.84 pa.

### Rent Reviews:

The Ground Rents are reviewable every 5 years to 1% of the Rack Rental Value of the building. In addition, there is income from a generator which is subject to a 25 year lease expiring 24 December 2033 at a current rental £677.84 pa but subject to annual increases to RPI. Next Reviews 2024.

### Price:

£100,000. Subject to Contract.

Equating to a Gross Initial Yield just under 5%

### Inspection:

Contact: Lucy Warriner

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Mobile: 07903 092763

### Surveyor:

John G. Fifield, FRICS

John.fifield@fifieldglyn.com

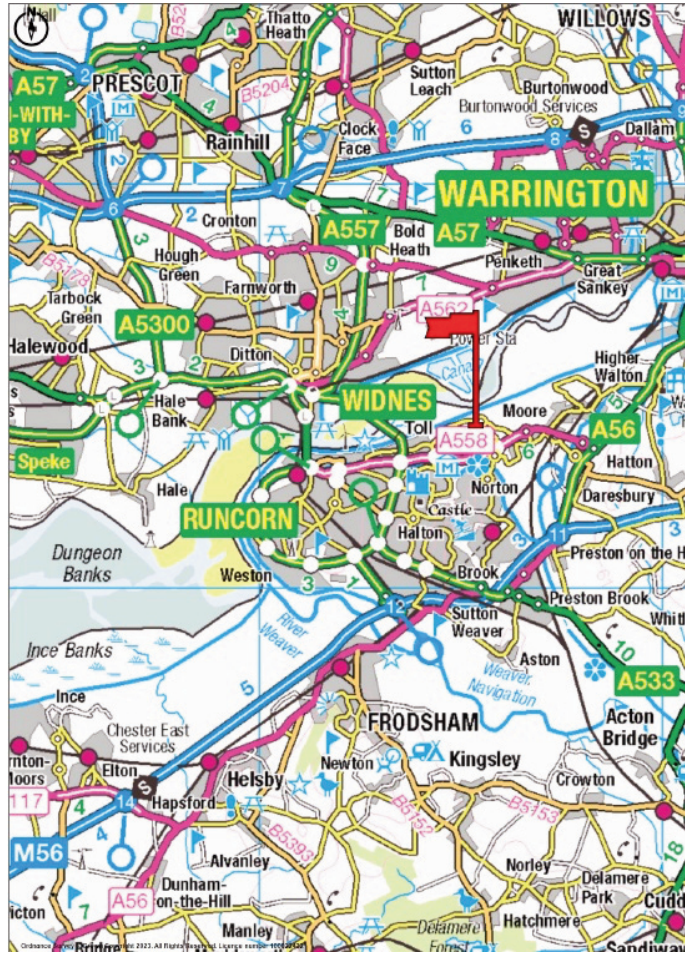
Mobile: 07970 723522

### SUBJECT TO CONTRACT

JGF/JRB/JAN2024

**Tenancy Schedule - Hampton Court, Manor Park, Runcorn**

Unit	Lease Begins/Lease Term	Review Pattern Next Review	Next Break Type	Expiry	Current rent p.a. Nett	Use of Car Spaces	Floor Areas		%
							Sq.ft	Sq.m	
<b>Block A: Swissport GB Ltd.</b>	12/12/1989 999 years	Every 5 years 25/12/2024	N/A	11/12/2988	£1,345.00		12,350	1,147.32	39.1%
<b>Block A: Swissport GB Ltd. Generator</b>	11/09/2008 25 years, 3 months, 14 days	Annual RPI Increases	N/A	24/12/2033	£677.84		N/A	N/A	0.0%
<b>Block B: Hurstwood Group Limited</b>	25/12/1989 999 years	Every 5 years 25/12/2024	N/A	24/12/2988	£685.00		6,200	575.48	20.3%
<b>Block C: Rebellion (Liverpool) Ltd</b>	25/12/1989 999 years	Every 5 years 25/12/2024	N/A	24/12/2988	£790.00		6,200	575.98	20.3%
<b>Block D: Engenda Properties</b>	25/12/1999 999 years	Every 5 years 25/12/2024	N/A	24/12/2988	£750.00		6,200	575.98	20.3%
<b>Totals:</b>					<b>£4,247.84</b>		<b>30,950</b>	<b>2,874.76</b>	<b>100%</b>



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