

INVESTMENT PROPERTY FOR SALE

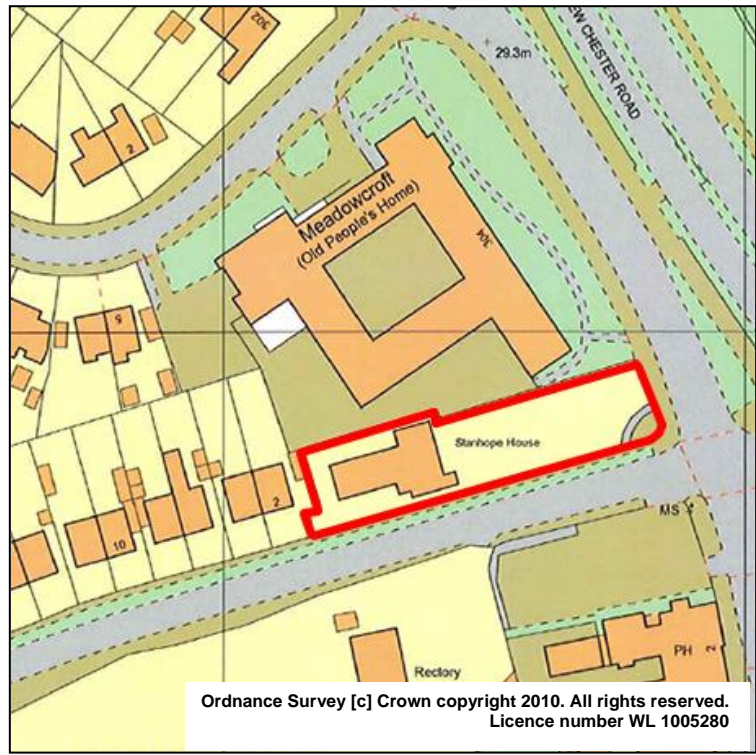
**STANHOPE HOUSE, BROMBOROUGH
WIRRAL CH62 2DN**



Investment Summary

- **17TH Century grade 2 listed building in office use and with alternative use potential**
- **253.6m2 [2730 sq ft] NIA + on site parking 14 vehicles**
- **999 year virtual freehold**
- **New lease to long established accountancy practice for proposed term of 10 years**
- **Offers of £350,000 stc showing net initial yield of 8.385% assuming purchase costs at 4.8%**
- **Commencing rent £28,000 pa.**

**Bolton
Birch**
www.boltonbirch.com
01244 311681



Location & Description

Stanhope house is located at the junction of Mark Rake and Spital Road within minutes walk of Bromborough Village centre and with direct access to the A41 New Chester Road. The Croft Retail and Leisure Parks are within ½ mile, junction 5 of the M53 is within 2 miles and Bromborough Rake Station on the Merseyrail line linking Chester to Liverpool is within walking distance. Bromborough is situated on the Mersey Estuary side of the Wirral Peninsula midway between Ellesmere Port and Birkenhead.

Stanhope House, a locally well known historic building, dates back to the late 17th Century and is constructed on 3 floors with solid sandstone elevations, a slated pitched roof, and with mullioned and transomed windows and string courses typical of the period. The original house has been more recently extended to the rear with a single storey structure with sandstone elevations and pitched slated roof. This was originally a vehicle garage now used for filing and storage.

Tenure

999 year leasehold from Wirral MBC at a peppercorn ground rent.

Tenancy

A new FR&I lease is proposed for a term of 10 years with rent review and tenants break in year 5 at a commencing rent of £28000pa. The tenant will

be the partners of Pennington Williams Chartered Accountants, established in 1975.

Rating

The property is described within the list of Wirral MBC as Offices and Premises and assessed at Rateable Value £12,500.

VAT

No Vat election has been made for the property.

Terms

Offers of £350,000 stc. are invited.

Viewing

By arrangement with the sole agents Bolton Birch, reference Simon Bolton.

Tel: 01244 311681
 Mob: 07968 160280
 Email: simon@boltonbirch.com

Subject to contract.

