

ONE PRIORITY COURT

High Yielding Modern Office Investment

Suitable for (part) Owner Occupation

PRESTON BROOK WA7 3FT

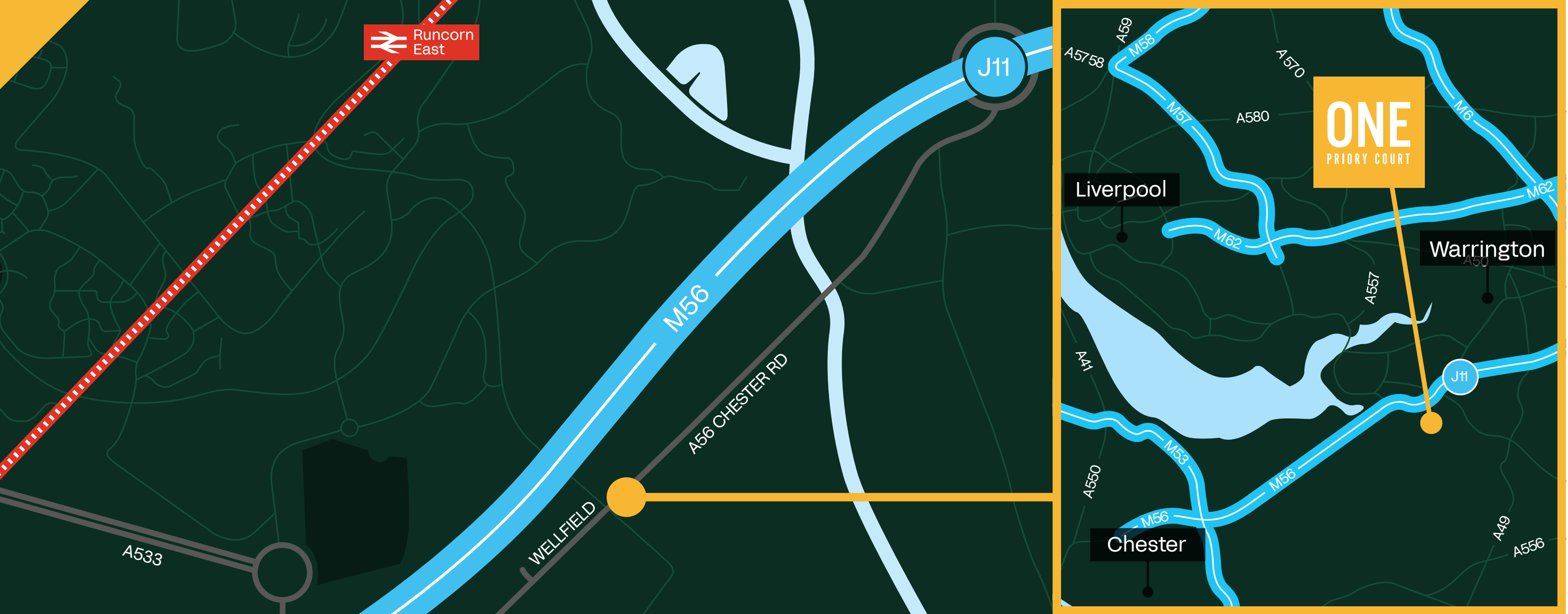
- High yielding out of town office investment
- Exceptional location for transport links surrounded by major office and industrial occupiers
- Refurbished building of high specification with full access raised floors, A/C and LED lighting
- Strong parking provision with 28 spaces at a ratio of 1:235
- EPC A
- Total floor area of 6,036 sq ft
- 3 suites let to Cash Converters, Nifty Projects and Group Tyre Ltd
- 1 vacant suite ready to occupy for owner occupier, or alternatively offered with a 12-month rental guarantee
- Total topped up rent of £79,001 per annum
- Low average rent of £13.09 psf
- WAULT of 3.63 years to expiry (2.36 to break)
- Freehold



ONE PRIORY COURT, PRESTON BROOK WAY WA7 3FT

Instructed to seek offers of **£830,000 (Eight Hundred and Thirty Thousand Pounds)**. A purchase at that level reflects a **Net Initial Yield of 9.02%** and low capital value of £138 per sq ft.

INVESTMENT SUMMARY



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Preston Brook is strategically located between Manchester and Liverpool, south of Warrington town centre. Liverpool city centre is located 33 km (20 miles) to the north west, Manchester city centre 40 km (25 miles) to the east. The area is very well connected to the national motorway network via the M56. The regions connectivity has been significantly improved following the completion of the Mersey Gateway bridge.

West Coast mainline services are available at Runcorn East, 1.6 km (1 mile) to the north which connects the area with London Euston in about 2 hours.

LOCATION

The location is a well established office location which includes Daresbury Park, Cinnabar Court, Preston Brook, Manor Park and Daresbury Science and Innovation Campus (DSIC) which is a collaboration involving the University's of Manchester, Liverpool and Lancaster and the Northwest Regional Development Agency.

The area is popular with a occupiers from a diverse range of sectors but especially those linked to the chemical, science and technology industries. The densely populated and educated workforce that live in Manchester, Liverpool, Warrington and Cheshire make this a favoured location.

Local amenities include Daresbury Park Hotel and Spa, Premier Inn, Aldi, Spar and Subway.



SITUATION



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The property comprises a modern high specification office building which can be let to one occupier, floor by floor, or in 4 separate suites.

The building has recently been refurbished and is currently arranged in four suites, two at ground floor level and two at first floor level.

The building specification is as follows:

-  Air conditioning
-  EPC A
-  LED lighting panels
-  Fitted kitchens
-  Bicycle parking
-  28 parking spaces (parking ratio of 1:215)
-  24 hour access
-  Fitted kitchen in suite
-  Full access raised floor

DESCRIPTION



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The property has a Weighted Average Unexpired Lease Term (WAULT) of 3.63 years to expiry (2.36 to break) and is let in line with the following tenancy schedule:

Unit	Unit Size (Sq Ft)	Tenant	Lease Start	Lease Break	Lease Expiry	Current Rent p.a (£)	Rent (£/Sq Ft)	Parking Spaces	Parking Ratio	EPC Rating	Comments
Ground - Suite 1	1,454	Group Tyre (UK) Ltd	17/03/2025	17/03/2028	16/03/2030	£17,975	£12.36	7	207	A	Break subject to 6 months notice
Ground - Suite 2	1,555	Nifty Projects Ltd	26/09/2024	26/09/2027	25/09/2029	£19,863	£12.77	7	222	A	Break subject to 6 months notice
First Floor - Suite 1	1,589	Cash Converters (UK) Ltd	01/08/2025		31/07/2030	£21,750	£13.69	7	227	A	
First Floor - Suite 2	1,438	Vacant - Guaranteed				£19,413	£13.50	7	205	A	12 month rent, rates and S/C guarantee
	6,036					£79,001	£13.09	28	215		

TENANCY

Cash Converters (UK) Ltd
(Co. No. 03096334)

Founded in 1992 in the UK, Cash Converters are the second largest second-hand retailer and pioneered the buying and selling of pre-owned goods. The company originally started in Australia in 1984 and now there are over 700 stores worldwide.

Cash Converters International invested \$24.7 million into the UK in 2023 to acquire the UK's largest franchise, Capital Cash Ltd.

Cash Converters UK Ltd reported Shareholders funds of £14.68m for the year ending June 25.



Nifty Projects Ltd
(Co. No. 10207530)

Nifty Projects is an established, independent engineering and technical consultancy that has been operating since 2016. The company provides highly specialised corporate project management, technical site design, and large-scale asset security network consultancy.

For the year ending August 2025, the company posted shareholders funds of £1.48m.



Group Tyre (UK) Ltd
(Co. No. 03203659)

Founded in 1996, Grouptyre is one of the UK's leading independent tyre wholesaler. The company supports all sectors of the UK car tyre replacement market including vehicle retail dealerships, independent retailers and regional and national fast fit centres.

The company reported net assets of £237,000 for the year ending December 2025.



COVENANTS



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Service Charge

The property is let by way of three effective FRI leases by way of a service charge. The annual service charge is currently running at £2.25psf, with a budget for 2027 of £2.35psf.

Tenure

Freehold.

VAT

The property is elected for VAT but it is intended that the deal will be structured as a TOGC.

EPC

EPC certificates can be provided on request.

Anti Money Laundering

Both parties involved in the transaction will be required to identify themselves and provide evidence of the relating to the source of funds.

Data Room

Data room access can be provided on request.

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FURTHER INFORMATION



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For more information, please contact the agents:

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