



**For Sale**

## Bay 1, Cross House

Portland Centre, Sutton Road, St Helens WA9 3DR

Investment property

**PARKINSON**  
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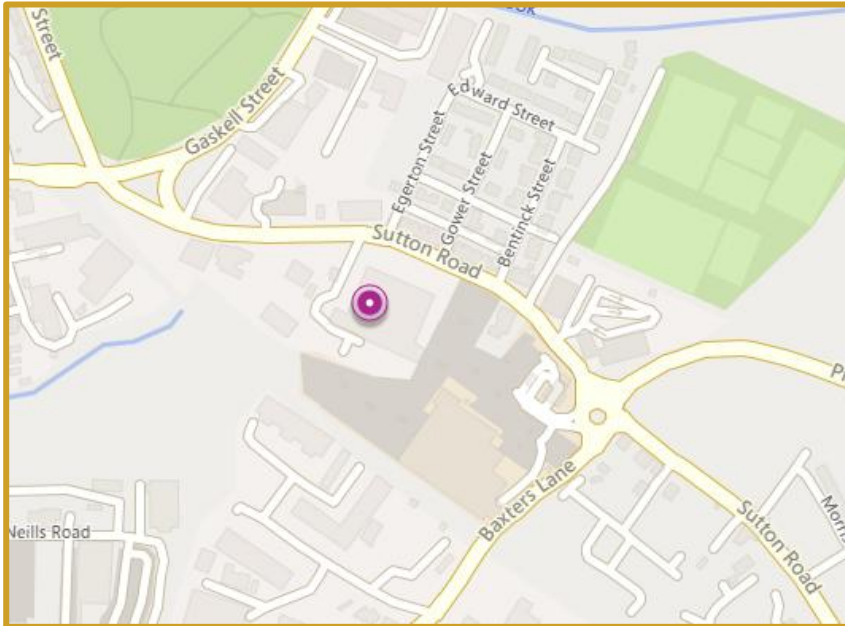
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## Key Highlights

- **Single let industrial investment**
- **Attractive lot size**
- **Asset management opportunity via regear of the lease**
- **Ideal SIPP purchase**



### Location

Bay 1 is part of a larger commercial facility known as Cross House contained within the Portland Centre which is a multi-let business centre.

The property is conveniently located for access to various local amenities within Sutton which is within a short walk from the business centre. Amenities include public houses, chemist, cafes, beauty salons and convenience stores.



### Description

The subject is a self-contained mid terraced industrial unit within this larger multi occupied business centre known as the Portland Centre. The Portland Centre provides for industrial units, warehousing and offices in multiple occupation and mixed use.

The subject unit is relatively regular in shape and is essentially mid-terraced benefiting loading and personnel entrance and egress from the front elevation to the wider estate.

The unit itself benefits an eaves height of 3.5 metres with a ridge height of 4.7 metres and provides clear span accommodation with partitioned areas providing welfare facilities, office and stores. A roller shutter access door is present to the front elevation leading out onto an area providing loading and car parking to the subject property which is accessed from the wider estate directly off Sutton Road.



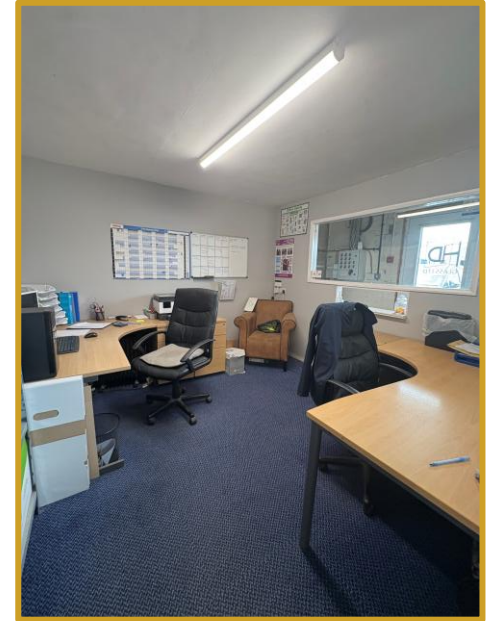
### Accommodation

The property has been measured to extend to 362.16 sqm (3,900 sqft) or thereabouts



### Tenure

We understand the property is held by way of an unencumbered long leasehold title under title number MS646588.





## Tenancies

The leasehold interest of the property is to be sold subject to the following tenancy:

| Tenant       | Lease Term          | Rent         |
|--------------|---------------------|--------------|
| HD Glass Ltd | Expiring April 2027 | £18,000 p.a. |

Note: the tenant is prepared to regear the lease for a term expiring April 2030 and subject to a rent increase to £21,600 pa.



## Price

£250,000

A purchase at the guide price reflects a net initial yield before purchasers costs of 7.2% (and a yield based on the regear proposal of 8.64% before purchasers costs) and a low capital value of £65 per sqft.



## EPC

The property holds an Energy Performance Certificate until October 2031 with a rating of C-61.



## VAT

All prices quoted are exclusive of VAT. We are informed by the Vendor that VAT is not applicable on this transaction however, solicitors should clarify this during the sale process.

**Money Laundering Regulations** – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0860

Nov 2025

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