



# BOLD

Business Estate

Bold Lane, St Helens **WA9 4TX**

HIGH YIELDING **FREEHOLD**  
INVESTMENT OPPORTUNITY  
with **Asset Management & Development Potential**

LITTLER  
& ASSOCIATES

REAL ESTATE  
**NORTH**

# Highly Reversionary Multi let Business Estate arranged over three buildings totalling 37,502 sq ft set within 4.13 acres of land

- **37,502 sq ft**
- The property is currently let producing gross income £352,500.04 pa with a **gross ERV of £492,252 pa**
- Running costs **£110,000 pa** which can be significantly reduced by adopting a local management team
- The property therefore produces a net income of **£242,500.04 pa** of which **£100,000 pa** is secured against M&Y on a renewed lease
- Potential to increase income further through letting of **vacant suites** and potentially introducing **additional units / hardstanding** areas to the front of the site
- **8,611 sq ft** of 1st floor accommodation that has been **fully refurbished with new goods lift** access. Potential for offices, workshops or self-storage
- Site offers longer term potential (STP) for residential uses

Office Block Building

Main Building

East Wing Building

M&Y

## Proposal

We are instructed to seek offers in-excess of **£2,400,000 (Two Million, Four Hundred Thousand Pounds)** which reflects a highly attractive net yield of **9.5%** and a highly reversionary net yield of **14.84%** (based upon our view of ERV, assuming standard purchase costs of 6.36%).

This reflects a low capital value of only £63.99 psf and a potential reversionary yield of 17.88% assuming implementation of the self-storage at only £15psf.



# Location & Situation

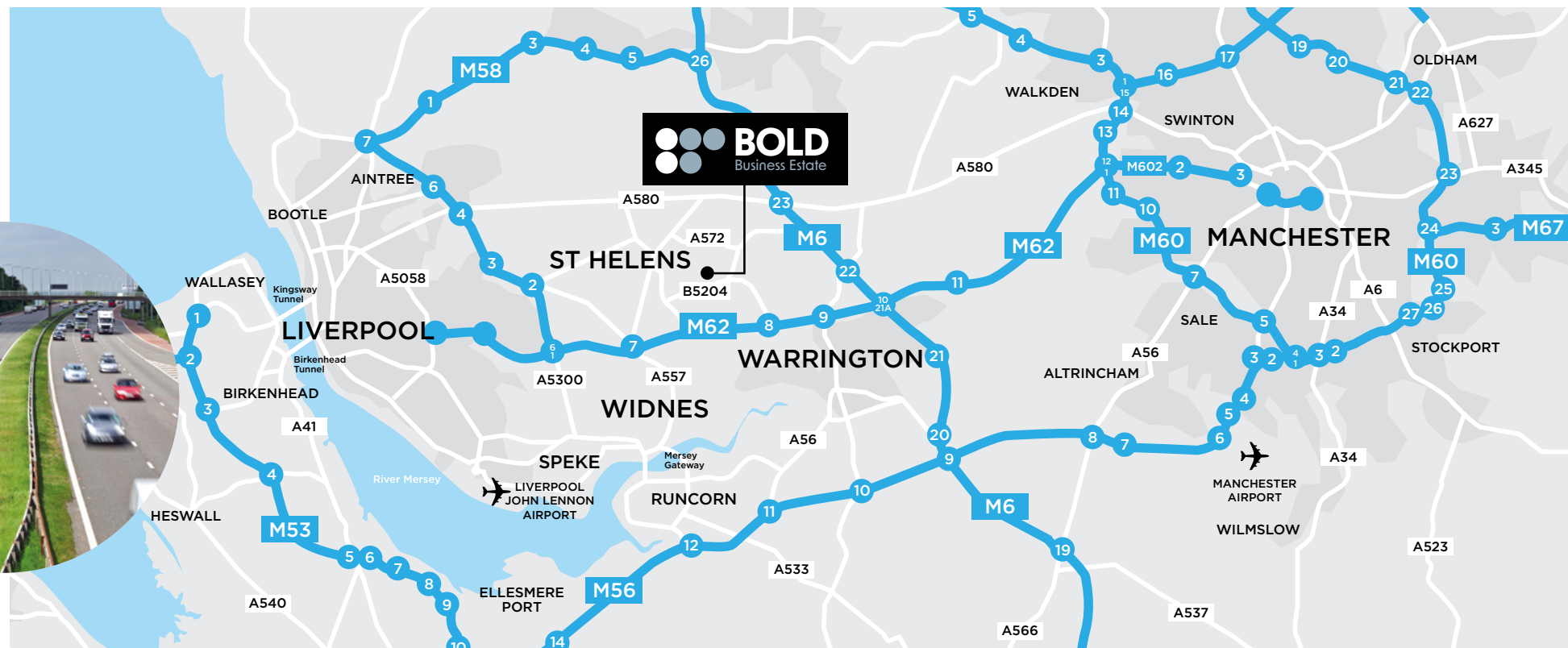
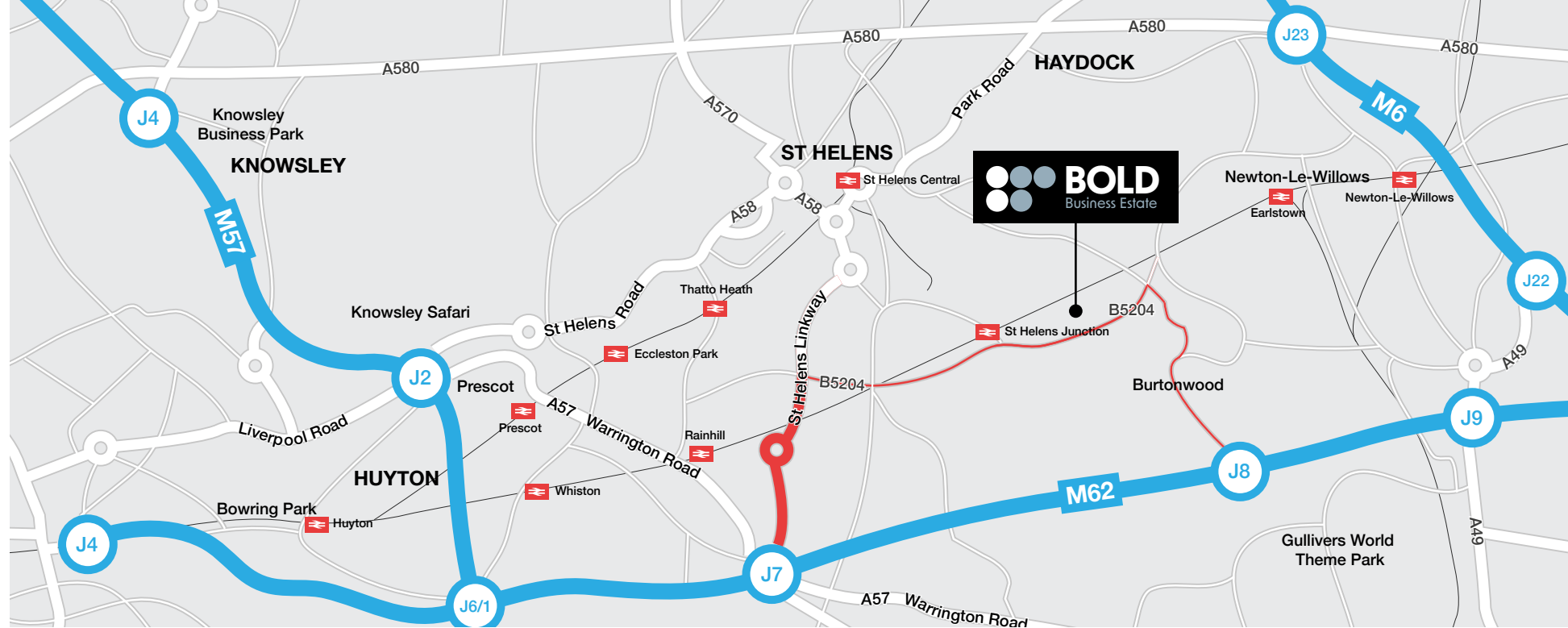


St Helens is in Merseyside, forming part of the wider Liverpool city region strategically located to the east of Liverpool (14 miles), northwest of Warrington (10 miles) and to the west of Manchester (24 miles). St Helens is positioned adjacent to the national motorway network with the M62 the A580 dual carriageway and the M57 all providing links to Manchester, Liverpool, Warrington and the wider Northwest region.

Bold Business Estate is situated along Bold Lane to the southeast of St Helens approximately 3 miles from Junction 8 of the M62 Motorway.

## DRIVE TIMES

|                   |           |
|-------------------|-----------|
| St Helens         | 3 miles   |
| M62               | 4 miles   |
| M6                | 4.5 miles |
| A580              | 4.5 miles |
| M57               | 7 miles   |
| Warrington        | 10 miles  |
| Liverpool         | 14 miles  |
| Liverpool Airport | 12 miles  |
| Manchester        | 24 miles  |



## The property comprises three well configured office & workshop buildings

All buildings are of a traditional brick construction under flat roofs.

The buildings are known as -

- Main Building
  - Predominately workshops on the Ground Floor
  - First floor fully refurbished and ready for occupation
- East Building
  - A mixture of workshops and small office suites
- Office Building
  - Small office suites

The main building provides a dedicated reception for the entire site. In addition there is c. 8,611 sq ft of currently refurbished space on the 1st floor of this building that could be used for several uses ranging from additional offices, a gym or self-storage. This space has two separate access points so could be split to provide flexible space.

The east building is a single-storey building situated to the east of the site and the office building is a 2-storey building, located to the rear. Both buildings lend themselves well to single occupation as well as multi tenanted as they are now.

**In total the buildings extend to 37,502 sq ft. The site extends to 4.13 acres. A full breakdown of areas can be found within the tenancy schedule.**





## Tenancy

The property is multi let as per the attached schedule and currently produces a gross income of £352,500.04 pa.

The units are generally let by way of licence agreements with the tenants paying a base rental and covering rates and utilities directly. Then costs including staff, services and maintenance are deducted from this to reach a net figure. A full breakdown of costs can be provided to interested parties upon request.

M&Y have recently re-gearred their existing lease and extended on a new 10-year lease with a break at the expiry of the 5th year. They provide a high proportion of core income on the site.

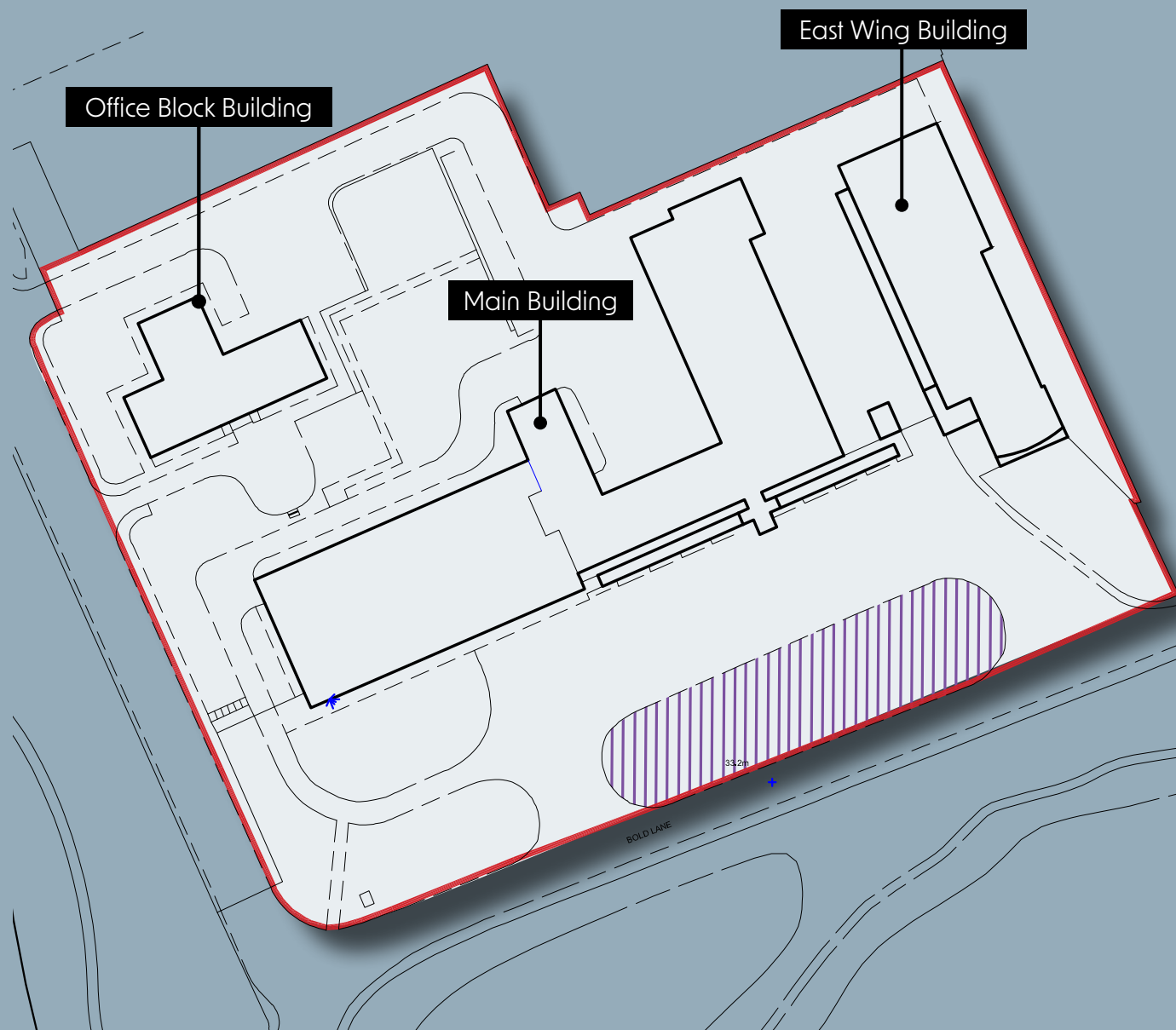
For the year end 2025 these operating costs totalled £110,000 pa.

Based upon our view of ERV and excluding providing additional services such as internet etc the site has a potential income of £492,252 pa.



Grass Verge for potential development

## Three buildings providing a significant opportunity to increase income.



## Asset Management & Development Potential

- Look to let the current vacant accommodation especially the 1st floor of the main building.
- Potential to look to reduce running costs of the site improving the gross to net position further.
- Ability to combine certain suites to let as single buildings.
- Potential to create hard standing to the front of the site as hatched Purple.
- There may also be potential (STP) to redevelop the site for residential, care home, office or industrial uses.
- The property already has a gross ERV in the order of £492,252 pa without implementation of the above initiatives. Under taking these could increase the gross ERV to £566,351 pa.

## Tenure

The property is held freehold.

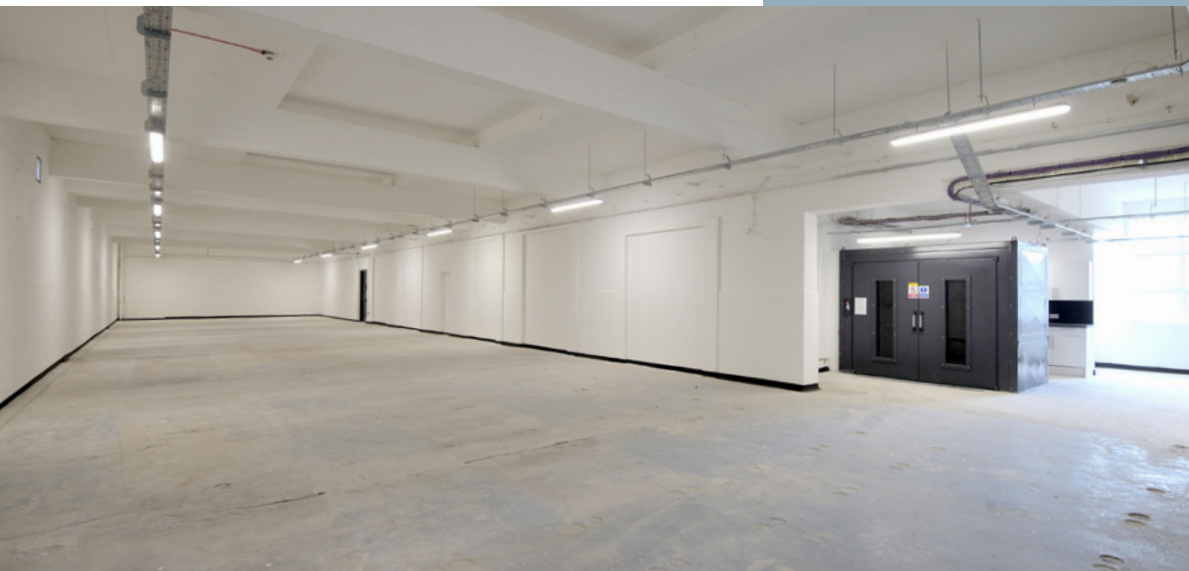
## 1st Floor Opportunity

The 1st Floor of the main building has been comprehensively refurbished to provide flexible accommodation that can suit a variety of uses. A platform lift has been provided to allow for goods to be stored easily at 1st floor level.

We have only applied a conservative ERV of £6 psf (£51,660 pa) to this area assuming a workshop use. Plans have been considered looking to establish a self-storage operation increasing the potential ERV significantly upwards of £15 psf (£129,165 pa). Indicative plans are attached of the potential split into self-storage. This will increase the total ERV to £566,351 pa and a potential gross reversionary yield of over 20%.

Uses include –

- Self-Storage
- General Storage
- Large open plan office
- Large open plan workshop
- Sub division into smaller workshops and offices







# Schedule

| Unit     | Unit Type      | Tenant Name                      | Unit Area | Start Date | Expiry Date | Description       | Rent £pa | Rent £psf | ERV £pa | ERV £psf | Comment                                          |
|----------|----------------|----------------------------------|-----------|------------|-------------|-------------------|----------|-----------|---------|----------|--------------------------------------------------|
| Unit 1   | Office         | IRAS Active Analytics Limited    | 320       | 01/11/2025 | 31/10/2026  | Licence Fee       | 5,820    | 18        | 6,400   | 20       |                                                  |
| Unit 2   | Office         | IRAS Active Analytics Limited    | 410       | 01/11/2025 | 31/10/2026  | Licence Fee       | 4,620    | 11        | 7,175   | 18       |                                                  |
| Unit 3   | Office         | IRAS Active Analytics Limited    | 320       | 01/04/2022 | 31/03/2023  | Licence Fee       | 4,000    | 13        | 6,400   | 20       |                                                  |
| Unit 4   | Office         | Betty Avery T/A Charades Theatre | 229       | 01/06/2023 | 31/05/2024  | Licence Fee       | 4,300    | 19        | 4,580   | 20       |                                                  |
| Unit 4A  | Office         | Betty Avery T/A Charades Theatre | 213       | 01/06/2023 | 31/05/2024  | Licence Fee       | 4,300    | 20        | 4,260   | 20       |                                                  |
| Unit 4B  | Office         | Betty Avery T/A Charades Theatre | 211       | 01/06/2023 | 31/05/2024  | Licence Fee       | 4,300    | 20        | 4,220   | 20       |                                                  |
| Unit 5   | Workshop       | Betty Avery T/A Charades Theatre | 1000      | 01/06/2023 | 31/05/2024  | Licence Fee       | 9,000    | 9         | 15,000  | 15       |                                                  |
| Unit 6   | Office         | Betty Avery T/A Charades Theatre | 560       | 01/06/2023 | 31/05/2024  | Licence Fee       | 8,000    | 14        | 10,080  | 18       |                                                  |
| Unit 6   | Office         | Betty Avery T/A Charades Theatre |           | 01/06/2023 | 31/05/2024  | Telecoms/Internet | 540      |           |         |          |                                                  |
| Unit 7   | Office         | Betty Avery T/A Charades Theatre | 244       | 01/06/2023 | 31/05/2024  | Licence Fee       | 5,500    | 23        | 4,880   | 20       |                                                  |
| Unit 7A  | Office         | Betty Avery T/A Charades Theatre | 267       | 01/06/2023 | 31/05/2024  | Licence Fee       | 4,500    | 17        | 5,340   | 20       |                                                  |
| Unit 7B  | Office         | Betty Avery T/A Charades Theatre | 268       | 01/06/2023 | 31/05/2024  | Licence Fee       | 4,600    | 17        | 5,360   | 20       |                                                  |
| Unit 8   | Office         | VACANT                           | 215       |            |             |                   |          |           | 4,300   | 20       | Vacant                                           |
| Unit 9   | Office         | Betty Avery T/A Charades Theat   | 215       | 01/12/2025 | 30/11/2026  | Licence Fee       | 4,344    | 20        | 4,300   | 20       |                                                  |
| Unit 10  | Office         | Epona Equestrian Limited         | 215       | 01/03/2026 | 28/02/2027  | Licence Fee       | 4,345    | 20        | 4,300   | 20       |                                                  |
| Unit 11  | Office         | IRAS LIMITED                     | 215       | 01/04/2021 | 31/03/2022  | Licence Fee       | 4,080    | 19        | 4,300   | 20       |                                                  |
| Unit 11  | Office         | IRAS LIMITED                     |           |            |             | Telecoms/Internet | 540      |           |         |          |                                                  |
| Unit 12  | Office         | Lesley Rodham                    | 215       | 22/07/2020 |             | Rent/Licence Fees | 3,780    | 18        | 4,300   | 20       |                                                  |
| Unit 13  | Office         | PC Engineering Consultants Ltd   | 430       | 13/12/2024 | 12/12/2025  | Licence Fee       | 7,800    | 18        | 7,525   | 18       |                                                  |
| Unit 14  | Office         | VACANT                           | 850       |            |             |                   |          | 0         | 10,625  | 13       | Vacant - Potential to convert into workshop.     |
| Unit 15  | Store          | JAC ELECTRICAL SERVICES UK LTD   | 50        |            |             |                   |          | 0         |         |          | Occupied by JAC Electrical under licence Unit 20 |
| Unit 16  | Workshop       | Tritec Developments Limited      | 380       | 01/01/2008 | 31/12/2100  | Rent              | 4,182    | 11        | 5,700   | 15       |                                                  |
| Unit 17  | Office         | Cameron Willcox Ltd              | 380       | 01/11/2023 | 31/10/2024  | Licence Fee       | 7,500    | 20        | 7,600   | 20       |                                                  |
| Unit 17  | Office         | Cameron Willcox Ltd              |           |            |             | Telecoms/Internet | 540      |           |         |          |                                                  |
| Unit 18  | Other Storage  | Adam Rawlinson                   | 120       | 01/05/2018 | 30/04/2020  | Licence Fee       | 865      | 7         | 2,400   | 20       |                                                  |
| Unit 18A | Other Storage  | M&Y Maintenance & Construction   | 30        | 01/03/2019 | 29/02/2020  | Licence Fee       | 360      | 12        | 600     | 20       |                                                  |
| Unit 19  | Workshop       | Tritec Developments Limited      | 1620      | 01/01/2008 | 31/12/2008  | Rent              | 17,830   | 11        | 20,250  | 13       |                                                  |
| Unit 19  | Workshop       | Tritec Developments Limited      |           |            |             | Telecoms/Internet | 540      |           |         |          |                                                  |
| Unit 20  | Office & Store | JAC ELECTRICAL SERVICES UK LTD   | 1252      | 01/11/2025 | 31/10/2027  | Licence Fee       | 16,500   | 13        | 18,780  | 15       |                                                  |
| Unit 20  | Office & Store | JAC ELECTRICAL SERVICES UK LTD   |           |            |             | Telecoms/Internet | 540      |           |         |          |                                                  |
| Unit 20A | Office         | Uber Britannia Ltd (255)         | 180       | 01/01/2019 | 31/12/2020  | Licence Fee       | 3,708    | 21        | 3,600   | 20       |                                                  |
| Unit 21  | Store          | Althabit Limited                 | 515       | 01/11/2025 | 30/10/2026  | Licence Fee       | 7,500    | 15        | 9,013   | 18       | Rent increases to £700 per month on 01/11/2026   |
| Unit 22  | Store          | H.A Pharmacy Consultants         | 529       | 07/11/2025 | 06/05/2026  | Licence Fee       | 8,400    | 16        | 9,258   | 18       |                                                  |
| Unit 23  | Other Storage  | X-Press Couriers Limited         | 470       | 01/04/2026 | 31/03/2027  | Licence Fee       | 8,400    | 18        | 8,225   | 18       |                                                  |
| Unit 23  | Other Storage  | X-Press Couriers Limited         |           |            |             | Telecoms/Internet | 540      |           |         |          |                                                  |
| Unit 24  | Workshop       | APC Stair lifts Ltd              | 590       | 01/07/2025 | 30/06/2026  | Licence Fee       | 8,520    | 14        | 8,850   | 15       |                                                  |
| Unit 24  | Workshop       | APC Stair lifts Ltd              |           |            |             | Telecoms/Internet | 540      |           |         |          |                                                  |

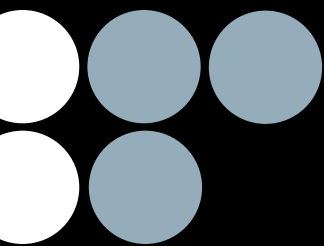


# Schedule (continued)

| Unit        | Unit Type      | Tenant Name                           | Unit Area | Start Date | Expiry Date | Description       | Rent £pa   | Rent £psf | ERV £pa | ERV £psf | Comment                                  |
|-------------|----------------|---------------------------------------|-----------|------------|-------------|-------------------|------------|-----------|---------|----------|------------------------------------------|
| Unit 25     | Other Storage  | Access to 1st Floor                   |           |            |             |                   |            |           |         |          | Access to 1st Floor                      |
| Unit 26     | Office         | Compass Community Schools Ltd         | 850       | 24/08/2026 | 23/10/2026  | Licence Fee       | 15,300     | 18        | 12,750  | 15       |                                          |
| Unit 26     | Office         | Compass Community Schools Ltd         |           |            |             | Telecoms/Internet | 540        |           |         |          |                                          |
| Unit 26A    | Other Storage  | A West Transport Services Limited     | 300       | 01/09/2018 | 31/08/2020  | Licence Fee       | 2,225      | 7         | 4,500   | 15       |                                          |
| Unit 27     | Office         | VACANT                                | 170       |            |             |                   |            |           | 3,400   | 20       |                                          |
| Unit 27A    | Other Storage  | AJACS EUROPE LTD (255)                | 150       | 01/01/2019 | 31/12/2020  | Licence Fee       | 918        | 6         | 3,000   | 20       |                                          |
| Unit 28     | Office         | Renphys Limited                       | 170       | 02/12/2024 | 01/12/2025  | Licence Fee       | 3,682      | 22        | 3,400   | 20       |                                          |
| Unit 29     | Office         | VACANT                                | 250       |            |             |                   |            |           | 5,000   | 20       | Vacant                                   |
| Unit 30     | Office         | Heyes Plumbing and Heating            | 223       | 12/05/2026 | 11/11/2026  | Licence Fee       | 4,805      | 22        | 4,460   | 20       |                                          |
| Unit 31     | Office         | VACANT                                | 223       |            |             |                   |            |           | 4,460   | 20       | Vacant                                   |
| Unit 32     | Office         | Dermatox Aesthetics Ltd               | 260       | 01/04/2021 | 31/03/2022  | Licence Fee       | 3,840      | 15        | 5,200   | 20       |                                          |
| Unit 32A    | Office         | VACANT                                | 150       |            |             |                   |            |           | 3,000   | 20       | Vacant                                   |
| Unit 32B    | Office         | Logistex Express Limited              | 320       | 11/06/2025 | 10/06/2026  | Licence Fee       | 6,840      | 21        | 6,400   | 20       |                                          |
| Unit 32B    | Office         | Logistex Express Limited              |           |            |             | Telecoms/Internet | 540        |           |         |          |                                          |
| Unit 33/33A | Office         | VACANT                                | 880       |            |             |                   |            |           | 11,000  | 13       | Vacant                                   |
| Unit 41/44A | Office         | M&Y Maintenance & Construction        | 9682      | 01/02/2025 | 21/05/2035  | Lease             | 100,000    | 10        | 101,661 | 11       | 5 year break                             |
| Suite 45    | Office         | VACANT                                | 230       |            |             |                   |            | 0         | 4,600   | 20       |                                          |
| Suite 46    | Office         | Melissa's Makeup & Beauty             | 183       | 16/06/2025 | 15/12/2025  | Licence Fee       | 3,936      | 22        | 3,660   | 20       |                                          |
| Suite 47    | Office         | Invictus Energy Group                 | 172       | 10/03/2026 | 08/08/2026  | Licence Fee       | 3,696      | 21        | 3,440   | 20       |                                          |
| Suite 47    | Office         | Invictus Energy Group                 |           |            |             | Telecoms/Internet | 540        |           |         |          |                                          |
| Suite 48    | Office         | Safe Places for Children UK           | 172       | 01/10/2026 | 30/09/2027  | Licence Fee       | 3,696      | 21.49     | 3,870   | 23       |                                          |
| Suite 48    | Office         | Safe Places for Children UK           |           |            |             | Telecoms/Internet | 540        |           |         |          |                                          |
| Suite 49    | Office         | 3W Strategy Limited                   | 172       | 23/03/2026 | 22/09/2026  | Licence Fee       | 3,696      | 21        | 3,870   | 23       |                                          |
| Suite 50    | Office         | Exact Concrete Ltd                    | 235       | 20/01/2025 | 19/01/2026  | Licence Fee       | 5,040      | 21        | 4,700   | 20       |                                          |
| Suite 51    | Office         | Bolt Services UK Limited              | 173       | 01/03/2024 | 31/08/2024  | Licence Fee       | 3,696      | 21        | 3,893   | 23       |                                          |
| Suite 52    | Office         | Cheshire Fire Safety Limited          | 370       | 10/02/2026 | 09/02/2027  | Licence Fee       | 7,020      | 19        | 7,400   | 20       |                                          |
| Suite 53    | Office         | Fab Formwork & Reinforcement Ltd      | 184       | 03/08/2026 | 02/02/2027  | Licence Fee       | 3,952.32   | 21.48     | 4,140   | 23       |                                          |
| Suite 53    | Office         | Fab Formwork & Reinforcement Ltd      |           |            |             | Telecoms/Internet | 540        |           |         |          |                                          |
| Suite 54    | Office         | Ka Kin Cheung t/a Jade Horizon Travel | 112       | 12/02/2026 | 11/08/2026  | Licence Fee       | 2,400      | 21        | 2,520   | 23       |                                          |
| Suite 55    | Office         | VACANT                                | 348       |            |             |                   |            |           | 5,220   | 15       | Vacant                                   |
| Suite 56    | Office         | VACANT                                | 201       |            |             |                   |            |           | 4,523   | 23       | Vacant                                   |
| Suite 57    | Office         | Taxis Ltd t/a Ride                    | 89        | 01/06/2025 | 31/08/2025  | Rent              | 1,896      | 21        | 2,225   | 25       |                                          |
| Suite 58    | Office         | LGN Ltd                               | 109       | 07/08/2023 | 06/08/2024  | Rent              | 2,328      | 21        | 2,725   | 25       |                                          |
| 1st Floor   | Workshop       | VACANT                                | 8611      |            |             |                   |            |           | 51,666  | 6        | Vacant - ERV assuming one large occupier |
| Virtual 1   | Virtual Office | White & Stonebridge t/a ARRK          |           | 13/10/2025 | 12/10/2026  | Rent              | 600        |           |         |          |                                          |
|             |                |                                       | 37,502    |            |             |                   | 352,500.04 |           | 492,252 |          |                                          |







# BOLD

## Business Estate

### VAT

We understand that the property has been elected for VAT which will therefore be chargeable on the sale. We would envisage the sale being treated by way of transfer of going concern (TOGC)

### EPC

A set of EPC reports are available upon request.

### Further Information

If you require any further information or wish to arrange an inspection, please contact:

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REAL ESTATE  
**NORTH**



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## Proposal

We are instructed to seek offers in-excess of **£2,400,000 (Two Million, Four Hundred Thousand Pounds)** which reflects a highly attractive net yield of **9.5%** and a highly reversionary net yield of **14.84%** (based upon our view of ERV, assuming standard purchase costs of 6.36%).

This reflects a low capital value of only £63.99 psf and a potential reversionary yield of 17.88% assuming implementation of the self-storage at only £15psf.

- The tenancy schedule and the P&L schedule are available to interested parties upon request.
- The current operating costs include the provision of broadband, utility costs (net of utility income), refuse collection, cleaning, security, electricity, insurance and general repairs.
- There are a number of centrally handled functions which are not included within the cost base provided.