



## FEATURES

- Online auction date 18 & 19 June 2025
- Freehold land subject to a lease
- Let to Liverpool Airport Ltd
- Passing rent of £5,000 per annum
- Rent increasing to £6,000 pa - Jan 2026
- Guide Price £75,000+
- Further rent increase to £7,000 - Jan 2031
- Lease from 1 Jan 2021 to 31 Dec 2034
- Approx. 9 years & 8 months unexpired
- Sale on behalf of Liquidator

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office: James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number: 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.

Guide price: £75,000+

## Commercial Investment

Land and Buildings  
On the South Side of Wilding Avenue  
Runcorn  
WA7 5SS

## OVERVIEW

For sale by online auction, a small parcel of land let to Liverpool Airport Ltd from 1 January 2021 until 31 December 2034. The passing rent is £5,000 per annum, rising to £6,000 pa on 1 January 2026 and £7,000 pa on 1 January 2031.

A previous lease agreement dated 18 April 2005 existed between Wadhurst Investments Ltd and Peel Airports (Liverpool) Limited, which ended upon on commencement the existing lease.

The lease states the land is to be used for erecting instrument landing system marker beacons, electronic communications equipment, computers, and necessary ancillary services.

Sale on behalf of the Liquidator for Wadhurst Investments Ltd.

The passing rent reflects a gross initial yield of approx. 6.65% off the guide price, rising to 8% once the rent has been increased in January 2026.

## Lot No. 4

Auction date: 18 & 19 June 2025

### Site Area

Total area of 0.09 acres (0.03 hectares).  
Taken from Edozo Maps.

### What3Words Location

<https://w3w.co/edges.snacks.hidden>

### Rateable Value

Interested parties to make their own enquiries.

### EPC

To be confirmed.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold subject to lease agreement.  
Land Registry title no.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.