



## FEATURES

- Online auction date 29 & 30 July 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 £40,000+
- 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

**Guide price: £40,000+**

## 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 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. 12.5% off the guide price, rising to 15% once the rent has been increased in January 2026.

# Lot No. 4

Auction date: 29 & 30 July 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.

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