

FOR SALE
INDUSTRIAL INVESTMENT OPPORTUNITY
37,812 SQ FT (3,512 SQ M) ON A SITE AREA OF 1.57 ACRES



**CQR SECURITY LIMITED, 125 PASTURE ROAD, MORETON,
WIRRAL, MERSEYSIDE, CH46 4TH**

INVESTMENT SUMMARY

- Located within the established Tarran Industrial Estate
- Self-contained industrial / warehouse and office facility totalling approximately **37,812 sq ft** (3,512.8 sq m)
- Site area of approximately **1.57 acres** (0.64 hectares)
- The property is leased to **CQR Security Limited** who have been in occupation since 2008
- CQR Security have a **lease expiry of 2038**
- Tenant only break dates of 2nd May 2028 and 2nd May 2033
- Current annual rental of **£207,000 per annum** equates to passing rent of £5.47 per sq ft.
- Offers are sought in the region of **£1,900,000 (One Million, Nine Hundred Thousand Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level reflects a Net Initial Yield of 10.25% after costs, which equates to £52 per sq ft.



LOCATION

- Situated within the established **Tarran Industrial Estate**, one of Wirral's premier industrial and trade locations, providing an excellent business environment alongside a range of nationally recognised occupiers
- Occupying a prominent position on **Pasture Road**, the property benefits from excellent **accessibility and strong connectivity** across the wider Liverpool City Region
- The **M53 Motorway** is within easy reach, offering direct access to Liverpool, Chester, North Wales and the national motorway network via the M56
- **Bidston Railway Station** is located nearby, providing regular services to Liverpool, Birkenhead and Chester, supporting convenient staff and visitor travel
- Located approximately **4 miles north-west of Birkenhead**, the property is well positioned to serve customers and businesses throughout Wirral, Merseyside, Cheshire and North Wales
- Surrounded by a strong mix of trade, industrial and commercial occupiers, including **Howdens, Screwfix and Firwood Building Supplies**



M53 Motorway
Junction 2
5 minutes



Birkenhead
Town Centre
15 minutes



Liverpool
City Centre
20 minutes

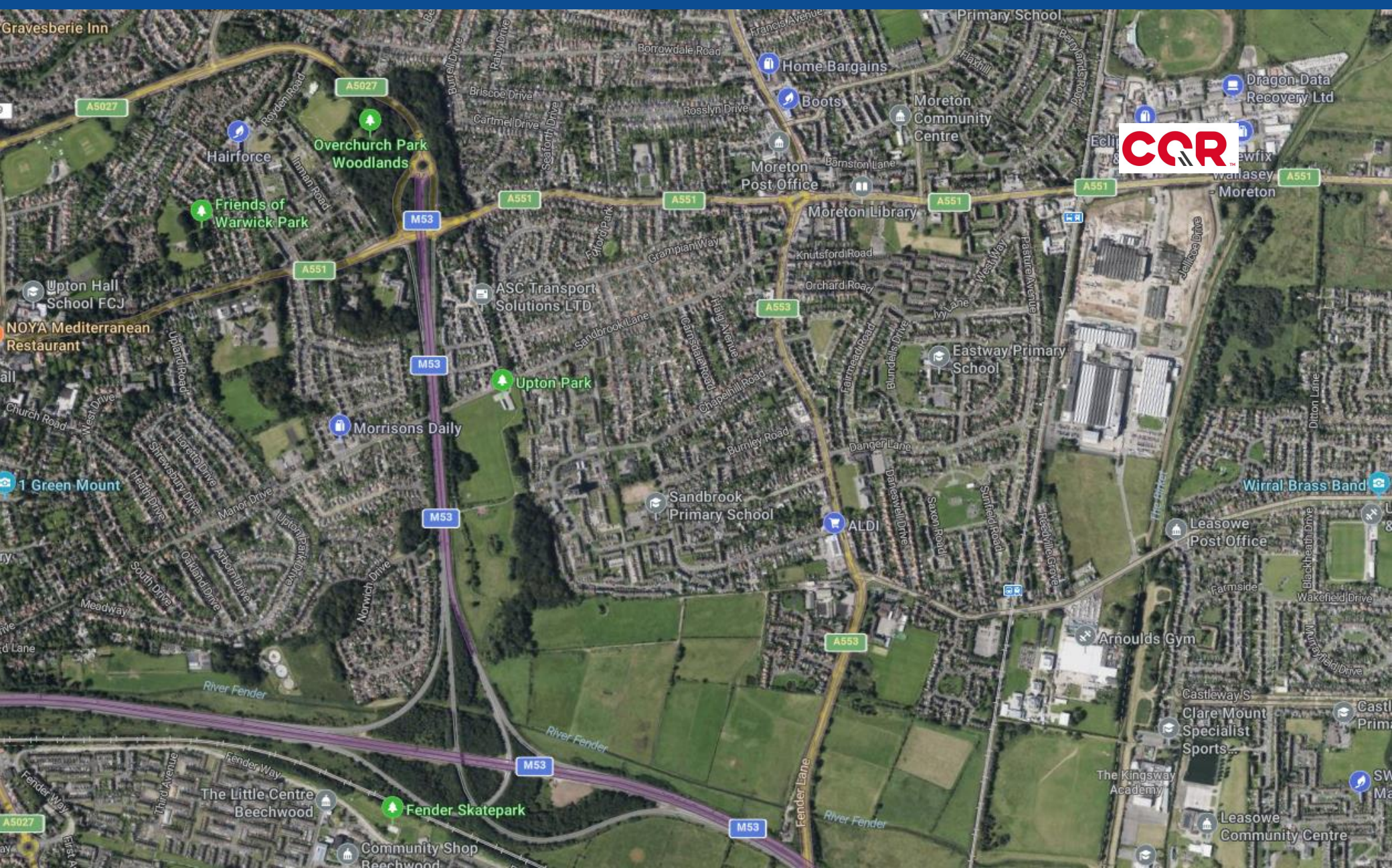


M56 Motorway
Junction 11
25 minutes



Liverpool
John Lennon Airport
35 minutes

LOCATION



DESCRIPTION

Specification

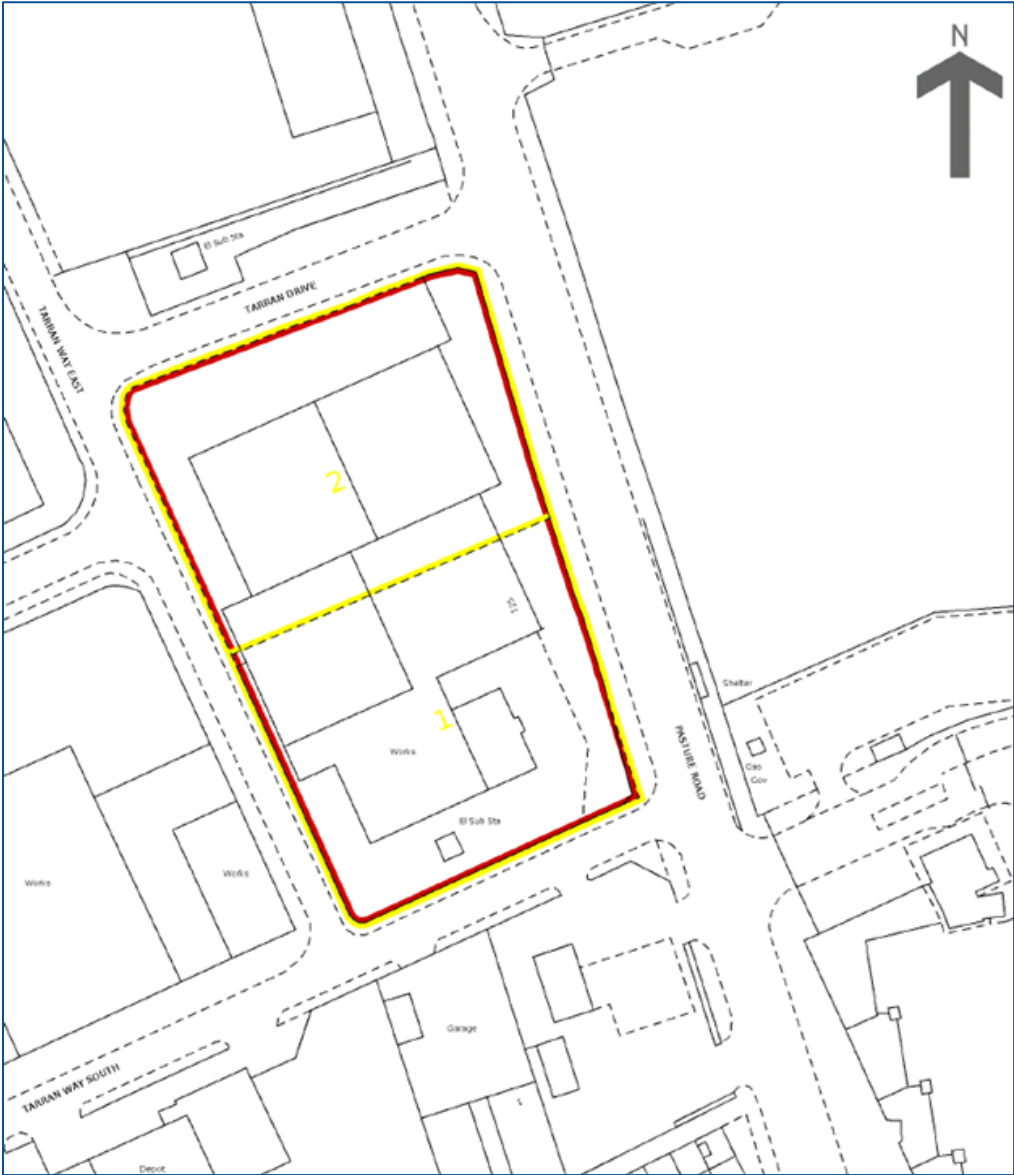
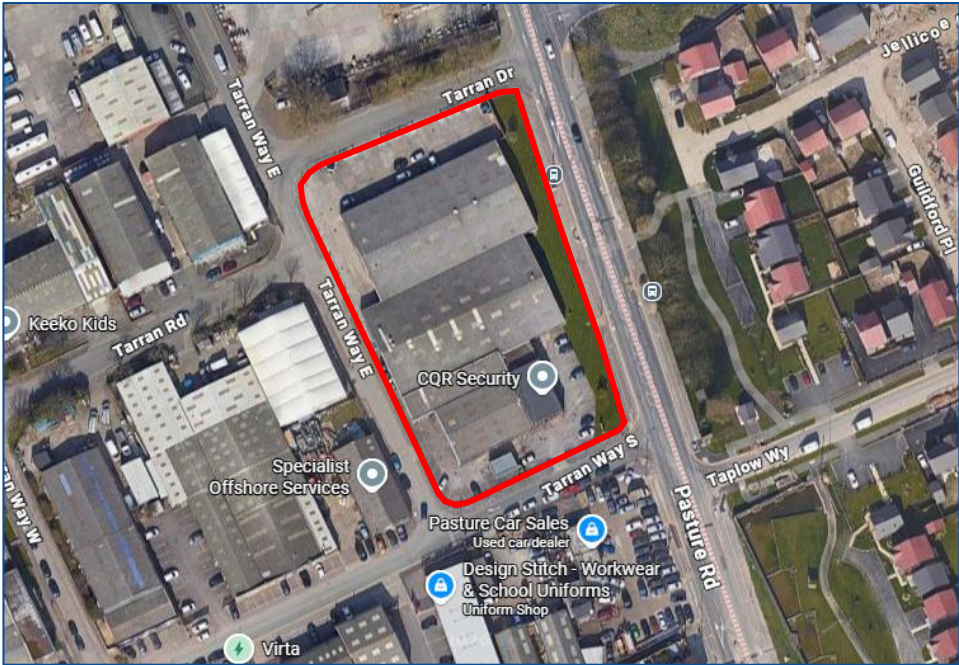
- Single storey industrial unit
- Steel portal frame to the warehouse
- Concrete framed construction with masonry cavity wall to the offices
- Main warehouse roof comprises multi-span dual pitched asbestos roof incorporating GRP rooflights
- 5 x galvanised metal lath roller shutter doors
- 1 x steel section concertina style loading door
- 5.33m to underside of the haunch
- Tenant installed mezzanine
- Offices / ancillary accommodation provides reception, open plan office accommodation, workshop and canteen to the ground floor
- The upper floor provides office accommodation with meeting rooms and a kitchenette
- Separate male and female WCs to each floor
- Externally, car parking is provided to the north and south of the site
- The site is secured via galvanised metal palisade fencing
- The building is provided with a 3-phase electrical supply, gas, water, telecommunications, and foul and surface water drainage



ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Ground Floor Warehouse	28,697	2,666.0
Ground Floor Office	7,690	714.4
First Floor Office	1,425	132.4
Total	37,812	3,512.8
Tenant Mezzanine (excluded)	811	75.3
On A Site Area Of (Approx.)	1.57 acres	0.64 ha



TENANCY / COVENANT INFORMATION

TENANCY

The building has been occupied by CQR Security Limited since 2008.

They currently occupy by way of the following lease:

Lease Expiry:	1 st May 2038
Break Dates:	Tenant only breaks on 2 nd May 2028 and 2 nd May 2033
Existing Lease Rent:	£207,000 per annum
Rent Review Dates:	2 nd May 2028 and 2 nd May 2033
2028 Rent Review:	The Main Rent will be reviewed to a minimum of 2.5% or maximum of 5%
2033 Rent Review:	The Main Rent is to be reviewed to the higher of Main Rent or the Market Rent

COVENANT

CQR Security Limited (Company Registration Number 05192024) has a Dun & Bradstreet rating of 2A3.



CQR was established in 1978 and is today a globally recognised brand in the design, manufacture and supply of specialist ancillary devices and system componentry for Intruder, Access Control, Mechanical Hardware, Emergency Lighting, Specialist Cables and Fire Equipment.

	Y/E 31/12/2024	Y/E 31/12/2023	Y/E 31/12/2022
Sales / Turnover	£13,514,000	£10,686,000	£7,843,000
Gross Profit	£3,729,000	£2,960,000	£1,797,000
Equity Shareholders Funds	£1,773,000	£2,822,000	£2,846,000
Tangible Net Worth	£1,751,000	£2,786,000	£2,846,000

FURTHER INFORMATION

EPC

The property has an EPC Rating of C, valid until 12/02/2033.

A copy of the certificate is available upon request.

TENURE

The site is held long leasehold via title number MS300240 for a term of 999 years from 25th December 1989 at a current ground rent of £10 per annum.

DATA ROOM

A comprehensive data room has been prepared and is available to interested parties upon request.

VAT

The property is elected for VAT, and it is intended to treat this transaction as a Transfer of a Going Concern (TOGC).

LEGAL / AGENCY COSTS

Each party will be responsible for their own legal / agency costs in relation to this transaction.

PROPOSAL

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ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all purchasers. Prospective purchasers will need to provide proof of funds, identity and residence.

VIEWINGS AND OTHER ENQUIRIES

For further information, or if you would like to arrange to view the property, please contact:



Rick Davies
07831 658804

rick@daviesharrison.com

John Harrison
07767 648094

john@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. Aerial images provided via Bing Maps and Google Maps.

September 2026