

Middlewich – 15 Wheelock Street, Cheshire CW10 9AG
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



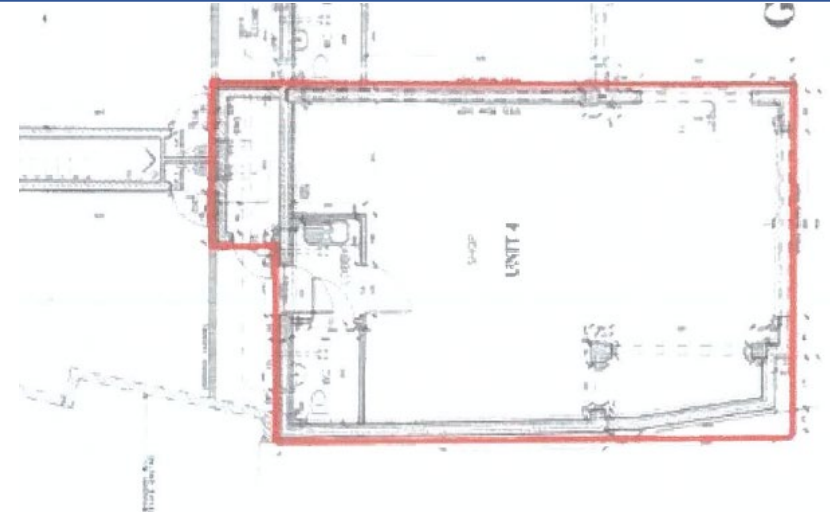
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Investment Consideration:

- Purchase Price: £130,000
- Gross Initial Yield: 10.45%
- Rental Income: £13,584.17 p.a.
- VAT is applicable to this property
- Comprises double fronted ground floor shop t/a Bridal Shop
- Situated in the heart of the town centre on the south side of Wheelock Street, close to its junction with St Michael's Way, with occupiers close by include Tesco Express, Nationwide, Lidl, Home Bargains and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 15 (Ground Floor)	Retail Shop: 73.4 sq m (790 sq ft) Open plan retail, storage, wc	Individual t/a Bridal Shop	5 Years from 3 January 2023	£13,584.17	Note 1: FRI by way of service charge Note 2: Tenant break option in January 2026 NOT exercised Note 3: Deposit held of £1,800
Total				£13,584.17	

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Property Description:

Comprises double fronted ground floor shop t/a Bridal Shop, providing the following accommodation and dimensions:

Shop No.15: 73.4 sq m (790 sq ft)

Open plan retail, storage, wc

Tenancy:

The property is at present let to an Individual t/a Bridal Shop for a term of 5 Years from 3rd January 2023 at a current rent of £13,584.17 p.a. and the lease contains full repairing and insuring covenants (by way of service charge). Tenant break option in January 2026 NOT exercised. Deposit held of £1,800.

Tenure:

Long Leasehold. Held on a 979 Year lease from 26th June 2025 at a ground rent of peppercorn.



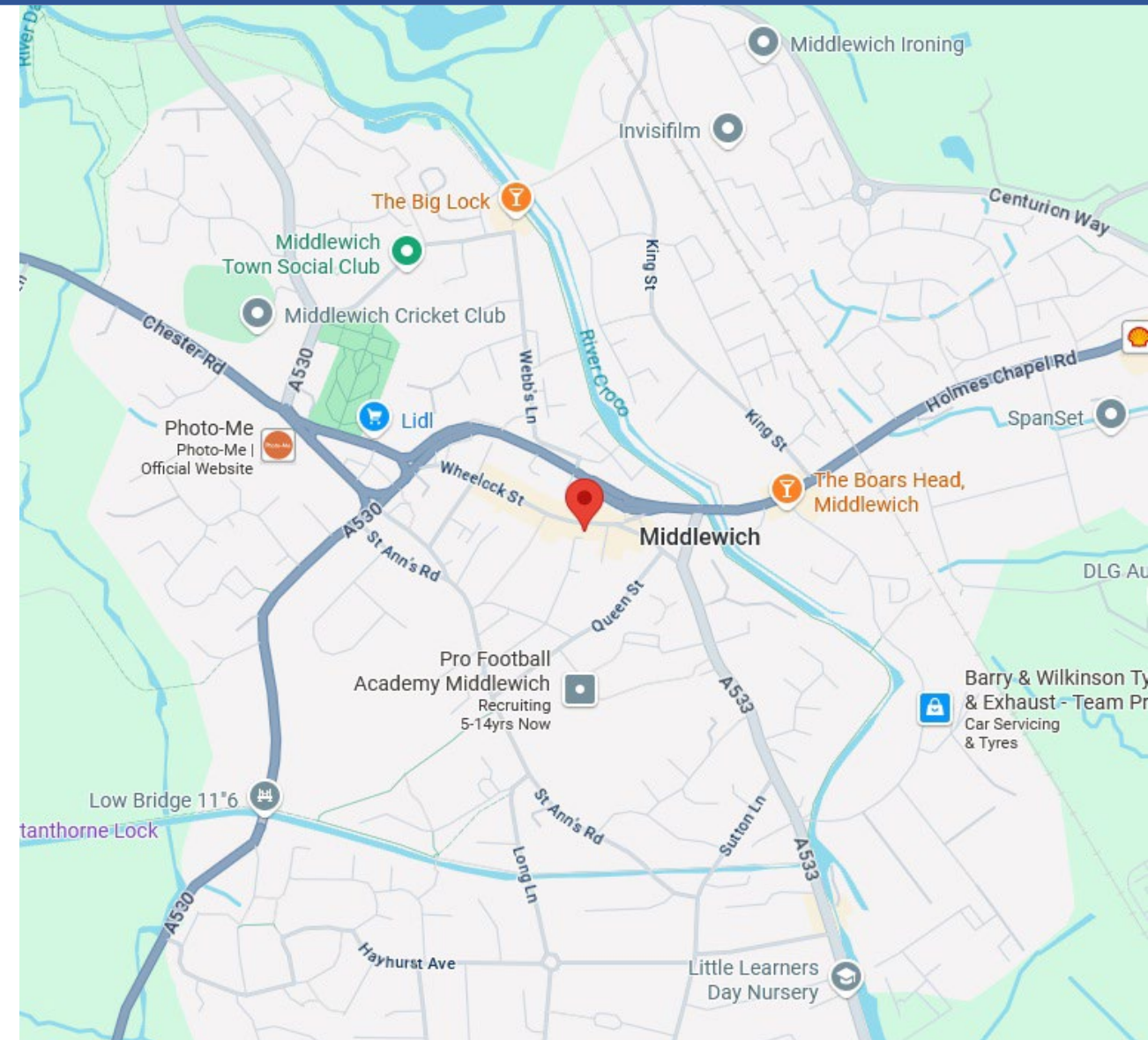
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Location:

Middlewich is a prosperous market town 20 miles east of Chester and 7 miles south of Northwich. In close proximity to the A54 which links to junction 18 of the M6 Motorway. The property is situated on the south side of Wheelock Street, close to its junction with St Michael's Way. Occupiers close by include Tesco Express, Nationwide Building Society, NFU Mutual, Morrisons, Lidl, Home Bargains, Cancer Research UK amongst many other local traders.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY CONSULTANTS

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