

Middlewich – 21 Wheelock Street, Cheshire CW10 9AG
Virtual Freehold Retail Investment



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PROPERTY CONSULTANTS



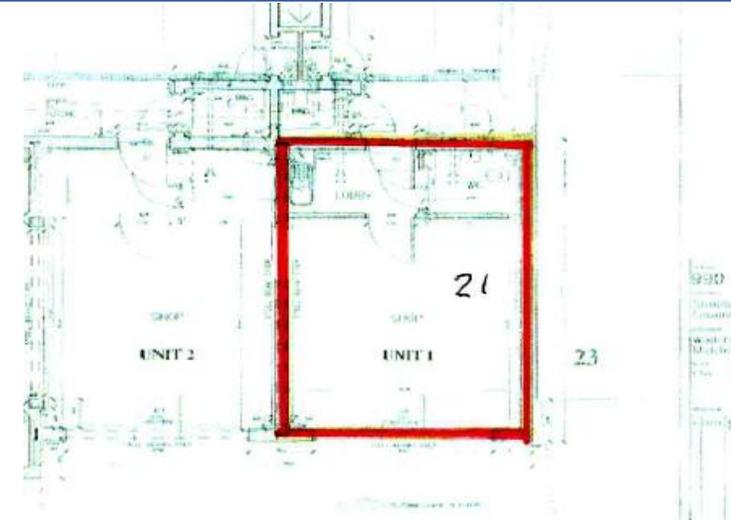
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Investment Consideration:

- Purchase Price: £120,000
- Gross Initial Yield: 7.50%
- Rental Income: £9,000 p.a.
- VAT is applicable to this property
- Comprises ground floor shop t/ Vape 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. 21 (Ground Floor)	Retail Shop: 33.4 sq m (360 sq ft) Open plan retail, storage, wc	Vapeorist (Middlewich) Ltd t/a Vape Shop	6 Years from 1 February 2020	£9,000	Note 1: FRI by way of service charge Note 2: Deposit held of £750
Total				£9,000	

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Property Description:

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

Shop No.21: 33.4 sq m (360 sq ft)

Open plan retail, storage, wc

Tenancy:

The property is at present let to Vapeorist (Middlewich) Ltd t/a Vape Shop for a term of 6 Years from 1st February 2020 at a current rent of £9,000 per annum and the lease contains full repairing and insuring covenants (by way of service charge). Deposit held of £750. Tenant in occupation since 2018.

Tenure:

Long Leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.



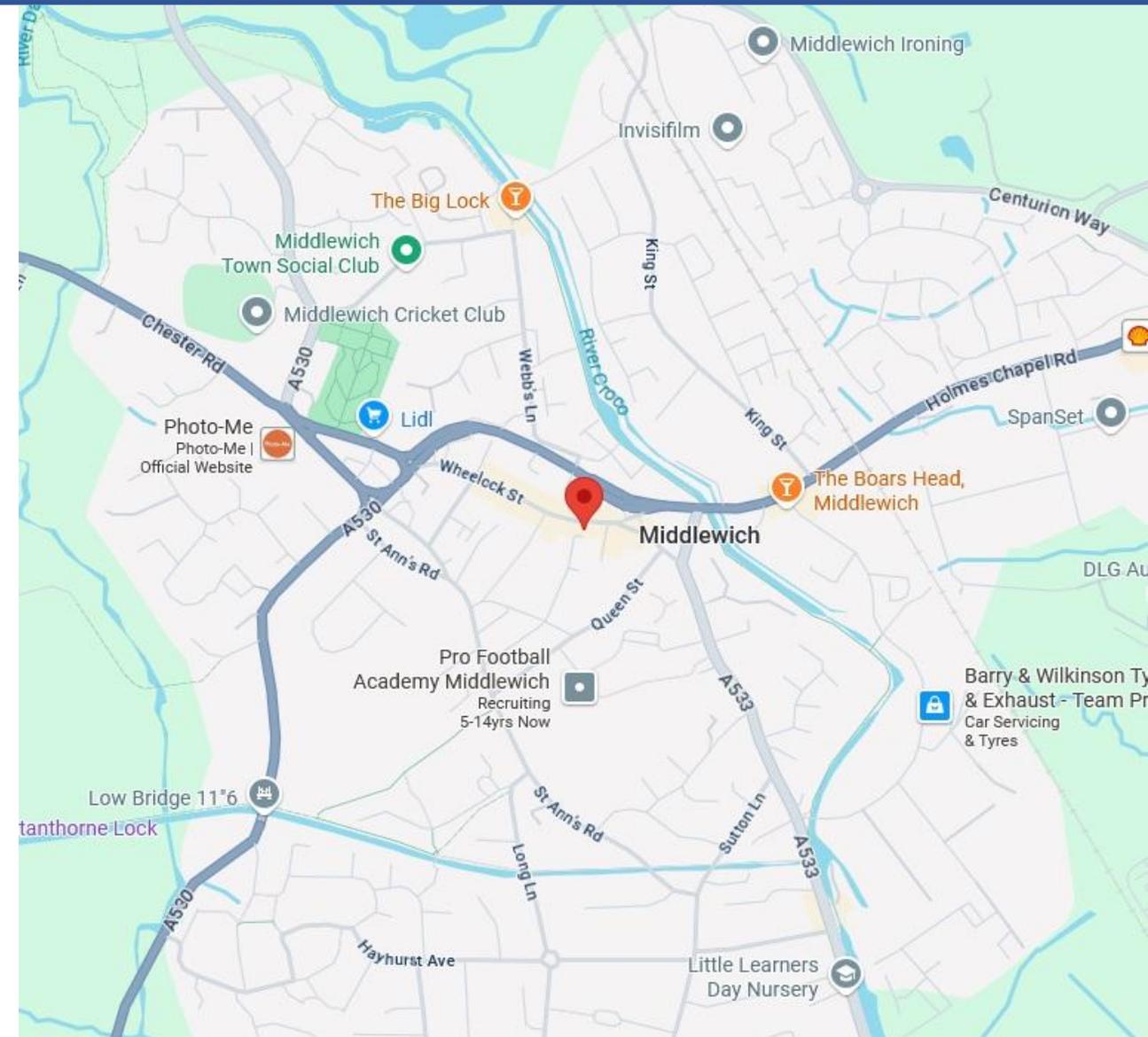
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Location:

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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