

Middlewich – 17 Wheelock Street, Cheshire CW10 9AG
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



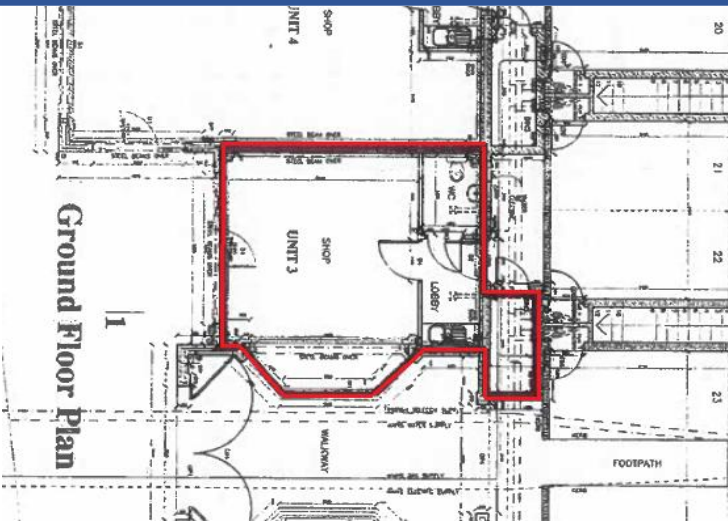
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Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 9.52%
- Rental Income: £10,473.75 p.a.
- VAT is applicable to this property
- Comprises ground floor shop t/a Convenience Store
- 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. 17 (Ground Floor)	Retail Shop: 36.9 sq m (397 sq ft) Open plan retail, storage, wc	Individual t/a Convenience Store	7 Years from 20 December 2023	£10,473.75	Note 1: FRI by way of service charge Note 2: Rent review on 20.12.2027 linked to RPI (5% collar and 8% cap) Note 3: Break clause in 2025 NOT exercised Note 4: Deposit held of £2,850 Note 5: Tenant currently pays rent of £9,500 p.a. until 20.12.25. The vendor will top-up rent so the buyer receives the equivalent to £10,473.75 p.a. from sale completion

Total £10,473.75

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Property Description:

Comprises ground floor shop t/a Convenience Store, providing the following accommodation and dimensions:

Shop No.17: 36.9 sq m (397 sq ft)

Open plan retail, storage, wc

Tenancy:

The property is at present let to an Individual t/a Convenience Store for a term of 7 Years from 20th December 2023 at a current rent of £10,473.75* per annum and the lease contains full repairing and insuring covenants (by way of service charge). Rent review on 20.12.2027 linked to RPI (5% collar and 8% cap). Break clause in 2025 NOT exercised. Deposit held of £2,850.

*Tenant currently pays rent of £9,500 p.a. until 20.12.25. The vendor will top-up rent so the buyer receives the equivalent to £10,473.75 p.a. from sale completion

Tenure:

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



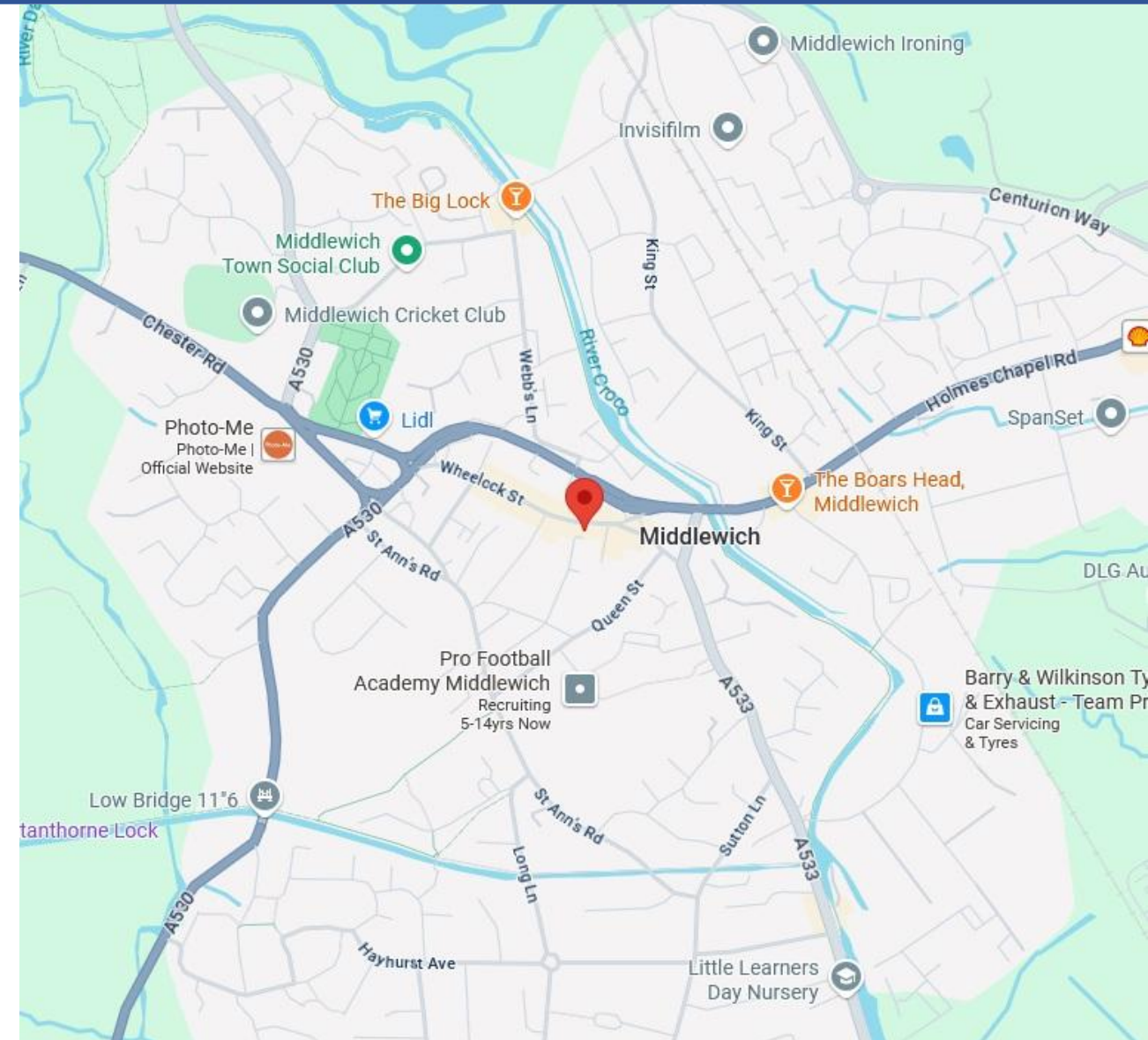
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Location:

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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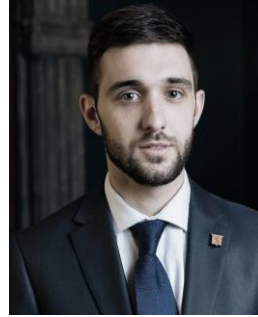
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Contacts:

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