

Middlewich – 19 Wheelock Street, Cheshire CW10 9AG  
Virtual Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



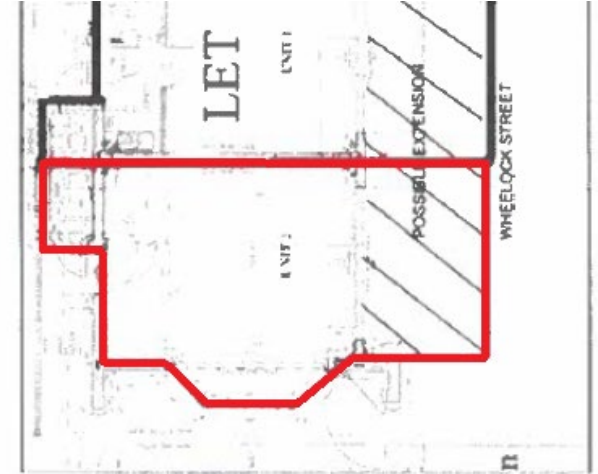
# Middlewich – 19 Wheelock Street, Cheshire CW10 9AG

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### Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 9.50%
- Rental Income: £9,500 p.a.
- VAT is applicable to this property
- Comprises ground floor shop t/a Nail Salon
- 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. 19 (Ground Floor)	Retail Shop: 49.3 sq m (531 sq ft) Open plan retail, storage, wc	Individual t/a Nail Salon	5 Years from 6 April 2025	£9,500	Note 1: FRI by way of service charge Note 2: No breaks Note 3: Deposit held of £1,250
<b>Total</b>				<b>£9,500</b>	

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### Property Description:

Comprises ground floor shop t/a Nail Salon, providing the following accommodation and dimensions:

Shop No.19: 49.3 sq m (531 sq ft)

Open plan retail, storage, wc

### Tenancy:

The property is at present let to an Individual t/a Nail Salon for a term of 5 Years from 6<sup>th</sup> April 2025 at a current rent of £9,500 per annum and the lease contains full repairing and insuring covenants (by way of service charge). No breaks. Deposit held of £1,250. Tenant in occupation since 2022.

### Tenure:

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



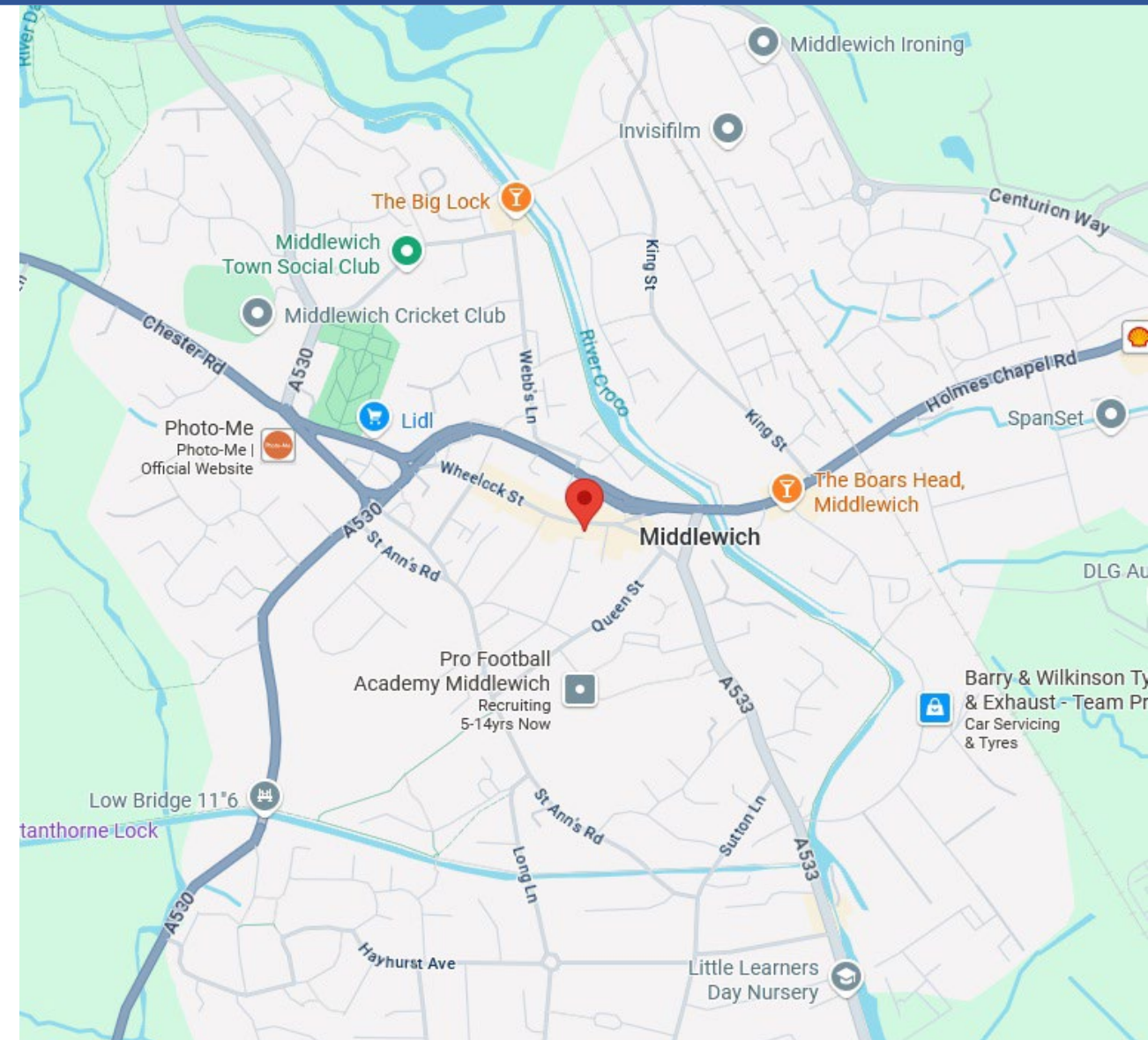
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### Location:

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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