

Investment Sale

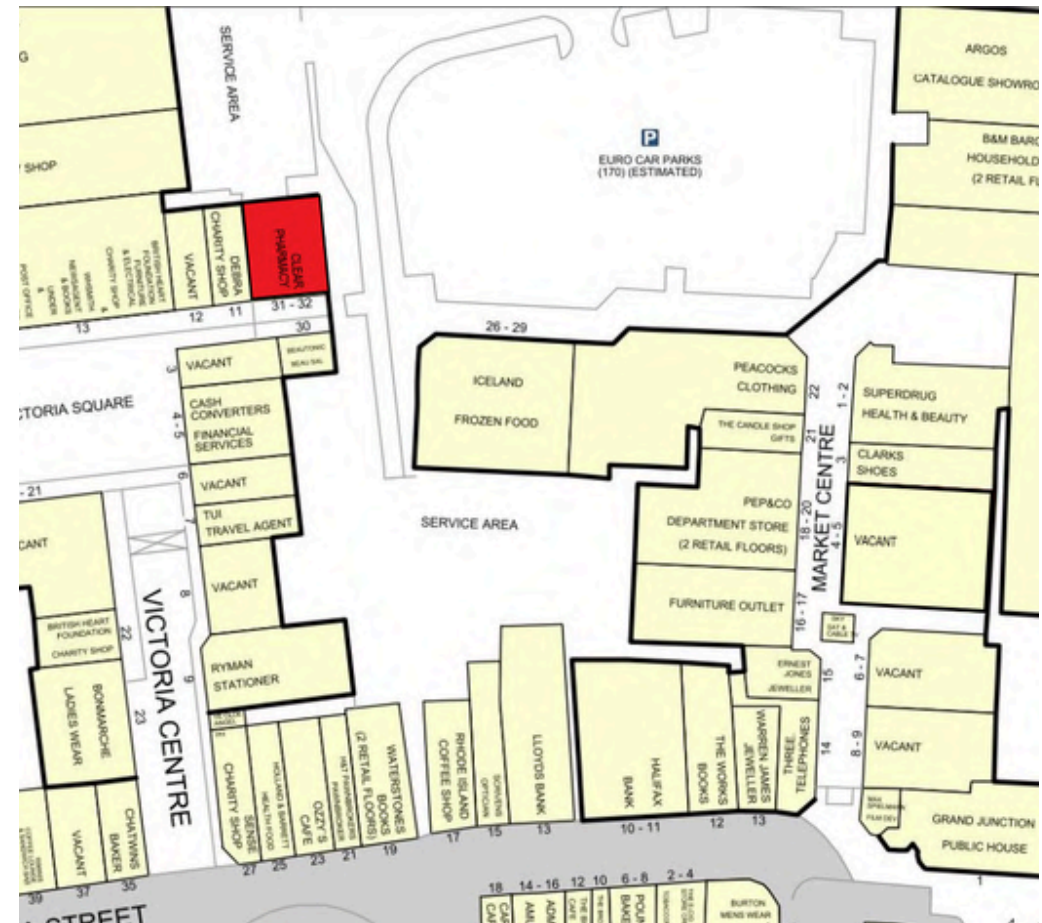
Unit 31 - 32 Market Place, Crewe, Cheshire CW1 2NG

Freehold Investment Opportunity

Highlights

- ▶ Prime market town centre investment opportunity
- ▶ Let to Clear Pharmacy (Crewe) Ltd for a term of 15 years, expiring 14/05/2041
- ▶ Passing rent - £17,000 per annum
- ▶ Situated directly opposite Market Centre Car Park & Iceland
- ▶ Freehold

Offers based on £207,500

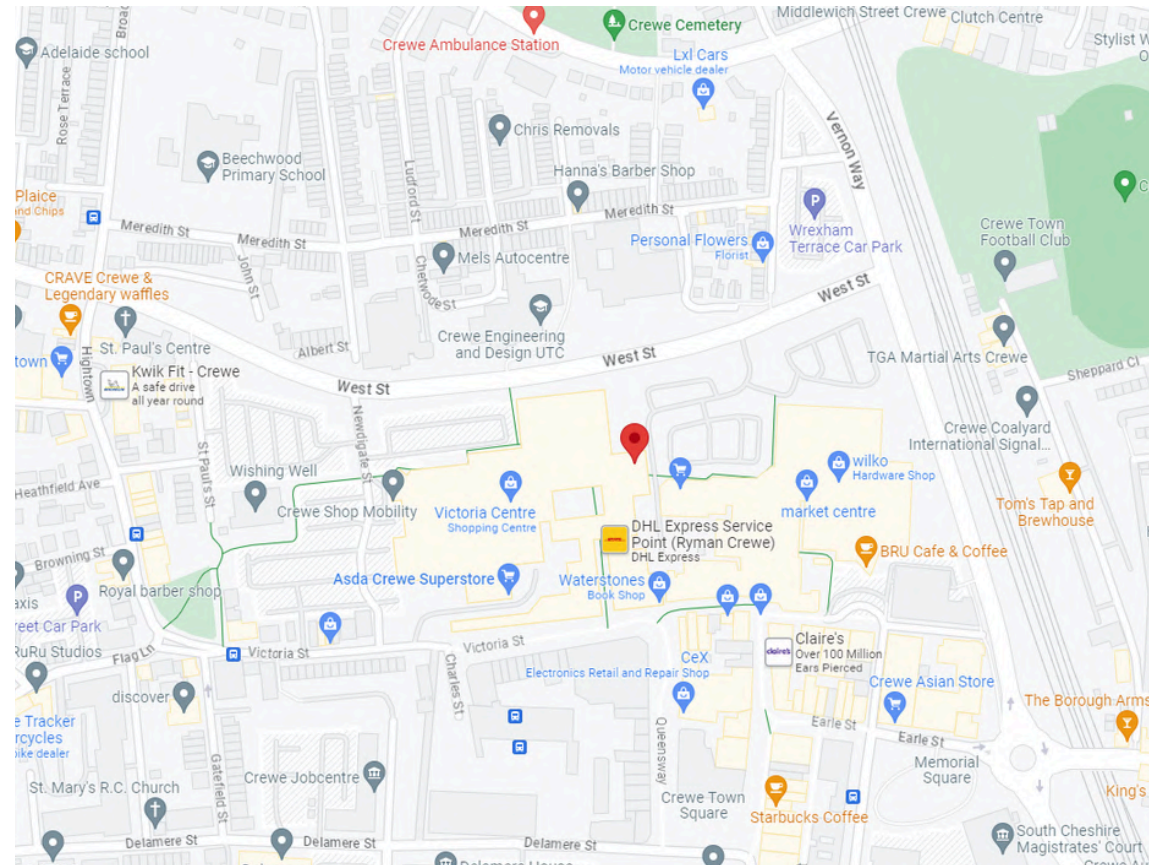


Location

The property occupies a prominent position opposite the Market shopping centre main car park in central Crewe, which is an affluent market town situated in the District of Crewe and Nantwich, and the County of Cheshire. The property is located on Victoria Street fronting Market Centre, which is situated within the core retail area of Crewe Town Centre, at the junction of the prime pedestrianised retail thoroughfares of Victoria Street and Market Street. Nearby occupiers include Superdrug, River Island, Lloyds Bank & Iceland Foods.

Market Centre is the prime scheme in the town centre and adjoins a 170 space car park. It is the hub of the local community, where almost 100,000 people visit every week - to meet friends and family, to eat, drink, work and for leisure.

Crewe lies 24 miles south-east of Chester and 36 miles south-west of Manchester and is one of the largest train stations in the Northwest and a major interchange station on the West Coast main line. Crewe has been proposed as the site of a transport hub for the new HS2 line. Crewe town centre is home to several large employers, including AstraZeneca, Bentleys Motors, Barclays Bank and Network Rail. There are business parks around town which host light industry and offices.



Description

The property comprises a ground floor commercial property, and extends to 1,728 sq. ft. (160.59 sq m) The property trades as a pharmacy and is situated in a prominent position at the pedestrian access route to the main shopping centre.

Accommodation

Floor	Sq ft	Sq m
Ground	1,728	160.59

Tenancy

The property is let in its entirety to Let to Clear Pharmacy (Crewe) Ltd for a term of 15 years, from 15/05/2026, expiring 14/05/2041 . The passing rent is £17,000 per annum. There are five yearly rent reviews and break clauses. The tenant has been in occupation for over ten years.

Tenant Profile

Founded in 2005, Clear Pharmacy now comprises 35 branches across the UK. They offer a range of NHS pharmacy services including the Minor Ailments Scheme, Smoking Cessation Programme and Medicine Use Reviews.



Further Information

Price

Offers based on £207,500 are invited for the Freehold interest, reflecting a net initial yield of 8%, after usual purchasers costs.

Service Charge

There is a variable service charge recharged to the occupational tenant, to cover the provision of communal services and maintenance. A copy of the latest service charge budget is available upon request.

Tenure

Freehold, subject to the existing tenancy.

VAT

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

EPC

Available upon request.

Rateable Value

£37,000

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



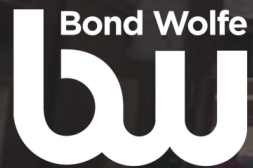
To arrange a viewing or request further information, please contact:

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