

Lot 21, 29-37 Witton Street & 1-5 Leicester Street, Northwich, Cheshire CW9 5DE

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



High Yielding Freehold Retail Parade Investment

www.acuitus.co.uk

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Property Information

High Yielding Freehold Retail Parade Investment

- Comprises a fully let parade of six shops
- Tenants include Timpson, Hays Travel, Vodafone and EE
- Located opposite Boots the Chemist and close to Barons Quay Shopping Centre with tenants including Asda
- Prominent corner position with other nearby tenants including Iceland, B&M, Boots the Chemist, Superdrug, Costa Coffee, Greggs and WHSmith

Lot 21
Auction 18th May 2023

Rent £123,200 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

Location

Miles 20 miles south-west of Manchester, 23 miles south-east of Liverpool
Roads A533, A559, M56, M6
Rail Northwich Rail Station
Air Manchester International Airport

Situation

The property is prominently located at the junction of the pedestrianised Witton Street and Leicester Street in the heart of the town centre, 150 metres from Barons Quay Shopping Centre where retailers include Asda, Odeon Cinema, Costa Coffee, River Island, H&M, Sports Direct and Card Factory. Other nearby retailers include Iceland, B&M, Boots the Chemist, Superdrug, Costa Coffee, Greggs and WHSmith.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises six shops, the majority of which are arranged on the ground floor only. The offices above 35-37 Witton Street are let on a long lease. The property benefits from parking to the rear for about 10 cars.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
29-29a Witton Street	Ground First Second	Retail Ancillary Ancillary	93.77 73.58 53.37	(1,009) (792) (574)	JUST GO TRAVEL LIMITED (2) (t/a Hays Travel)	10 years from 28/06/2019 (2)	£22,500	28/06/2024
31 Witton Street	Ground	Retail	55.74	(600)	TIMPSON LIMITED (3) (t/a Timpson)	10 years from 06/12/2017	£16,500	-
33 Witton Street	Ground	Retail	59.20	(637)	HAYS TRAVEL LIMITED (4) (t/a Hays Travel)	10 years from 12/12/2019 (4)	£18,500	12/12/2024
35-37 Witton Street	Ground	Retail	91.70	(987)	VODAFONE LIMITED (5) (t/a Vodafone Northwich)	5 years from 01/03/2019	£21,200	-
35-37 Witton Street	First	Offices	-	(-)	PMG PROPERTY SERVICES LIMITED	999 years from 25/12/2012	-	-
1-3 Leicester Street	Ground Basement	Retail Ancillary	82.80 15.17	(891) (169)	EE LIMITED (6) (t/a EE)	5 years from 22/12/2021 (6)	£29,000	-
5 Leicester Street	Ground Basement	Retail Ancillary	39.80 25.50	(428) (274)	TOP BRAND SHOES LIMITED (t/a e-phone)	6 years from 14/02/2020	£15,500	14/02/2023
Total			590.63	(6,361)			£123,200	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) For the year ending 30th April 2022, Just Go Travel Limited reported a turnover of £6,488,000, a pre-tax profit of £1,508,000 and a net worth of £3,523,000 (www.northrow.com). The lease is subject to a tenant only option to determine on 28/06/2024.

(3) For the year ending 25th April 2021, Timpson Limited reported a turnover of £136,880,000, a pre-tax profit of £13,689,000 and a net worth of £56,332,000 (www.northrow.com).

(4) For the year ending 30th April 2022, Hays Travel Limited reported a turnover of £219,409,000, a pre-tax profit of £14,355,000 and a net worth of £26,539,000 (www.northrow.com). The lease is subject to a tenant only option to determine on 12/12/2024.

(5) For the year ending 25th September 2021, Vodafone Limited reported a turnover of £5,543,200,000 and a net worth of £56,332,000 (www.northrow.com).

(6) For the year ending 31st March 2022, EE Limited reported a turnover of £6,856,000,000, a pre-tax profit of £1,569,000,000 and a net worth of £4,229,000,000 (www.northrow.com). The lease is subject to a tenant only option to determine on 22/12/2024.

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September 2020