

# Lot 20, Greyhound Court, Madeley, Crewe, Staffordshire CW3 9EA

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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## Property Information

### Unbroken Freehold Retail and Residential Parade Investment

- Comprises six shops, eighteen flats and eleven garages
- Shop tenants include Madeley Convenience Store, a Dentist, a Barbers, a Hairdressers and a Chinese Takeaway
- Commercial leases expiring between 2025 and 2038
- Six Flats let on ASTs
- Opportunity to enhance income by letting vacant shop, residential flats and vacant garages
- Nearby occupiers include One Stop Convenience Store, Nisa Local and independent Restaurants and Cafés
- VAT free Investment

#### Lot

20

#### Auction

21st September 2023

#### Rent

£65,262 per Annum Exclusive  
plus one vacant shop, 12 vacant flats and 6 vacant garages

#### Sector

High Street Retail/Residential

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

38 miles south of Manchester, 45 miles south east of Liverpool.  
48 miles north of Birmingham

#### Roads

A50, A51, A53, A525, M6

#### Rail

Crewe Railway Station

#### Air

Manchester Airport, Liverpool John Lennon Airport

### Situation

Madeley is a historic village, located 38 miles south of Manchester and 48 miles north-west of Birmingham. The town boasts excellent communication links being within close proximity to the M6 (Junction 16) and numerous 'A' roads. The property is located on Poolside (A525), close to the popular Madeley Fishing Pool. Nearby occupiers include One Stop Convenience Store, Nisa Local and independent Restaurants and Cafés.

### Tenure

Freehold.

### EPC

See Legal Pack

### Description

The property comprises six shops arranged on the ground floor with eighteen residential flats (12 x one bed and 6 x two beds) arranged on the first and second floors, and eleven single storey detached garages on a large site to the rear.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground (Unit 1)	Retail/Ancillary	47.72	(514)	AN INDIVIDUAL (t/a Tangs Dynasty) (2)	15 years from 25/03/2013	£4,500
Ground (Unit 2)	Retail/Ancillary	47.60	(512)	AN INDIVIDUAL (t/a Madeley Village Hair Shop)	10 years from 29/09/2016	£4,200
Ground (Unit 3)	Retail/Ancillary	49.90	(537)	AN INDIVIDUAL (t/a Jones The Barbershop) (3)	5 years from 20/03/2023 (4)	£5,500
Ground (Unit 4)	Retail/Ancillary	68.40	(736)	VACANT	-	-
Ground (Unit 5&6)	Retail/Ancillary	112.50	(1,211)	AN INDIVIDUAL (t/a Premier Express) (5)	10 years from 29/09/2015	£11,500
Ground (Unit 7&8)	Retail/Ancillary	89.40	(962)	MROKE LTD (t/a Madeley Dental Practice)	29 years from 24/06/2009	£9,750 rising to £11,000 on 24/06/2024 (6)
First/Second	6 Residential Flats (plus one garage)	-	-	VARIOUS INDIVIDUALS	Various ASTs (please see legal pack)	£27,652
First/Second	12 Residential Flats	-	-	VACANT	-	-
Ground (Rear)	4 Garages	-	-	VARIOUS INDIVIDUALS	Let on monthly licences	£2,160
Ground (Rear)	6 Garages	-	-	VACANT	-	-
<b>Total Commercial Area</b>		<b>415.52</b>	<b>(4,472)</b>			<b>£65,262</b>

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

(2) Tangs Dynasty offer a variety of Chinese food and provide free, online ordering services ([www.tangsdynasty.com](http://www.tangsdynasty.com))

(3) [www.jonesthebarbershop.nearcut.com](http://www.jonesthebarbershop.nearcut.com)

(4) The lease is subject to a tenant only option to determine on 20/03/2025.

(5) [www.premier-stores.co.uk](http://www.premier-stores.co.uk)

(6) A reversionary lease has just been completed for a term of 14 years from 24/06/2024 at a new rent of £11,000 p.a.x.

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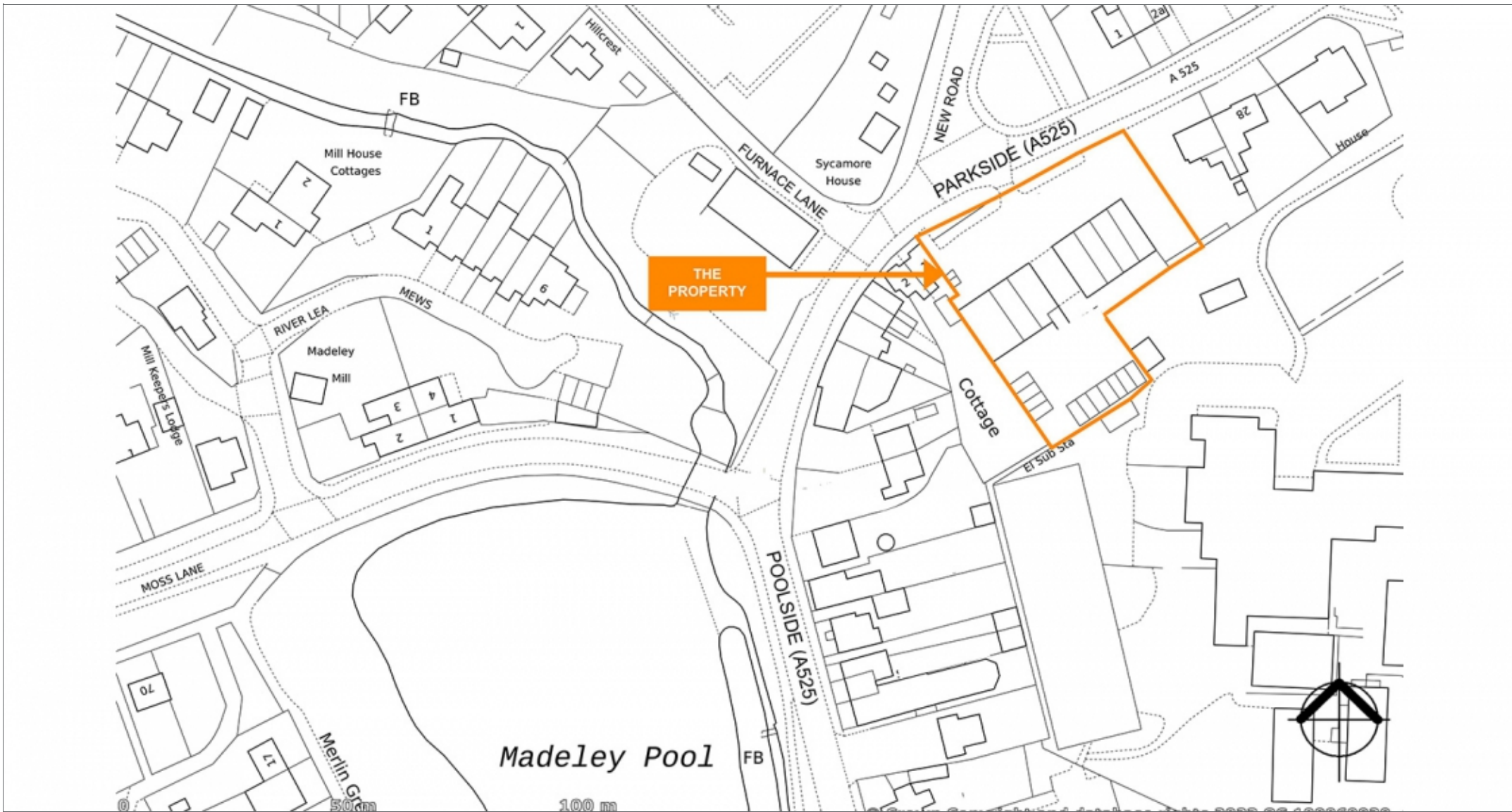
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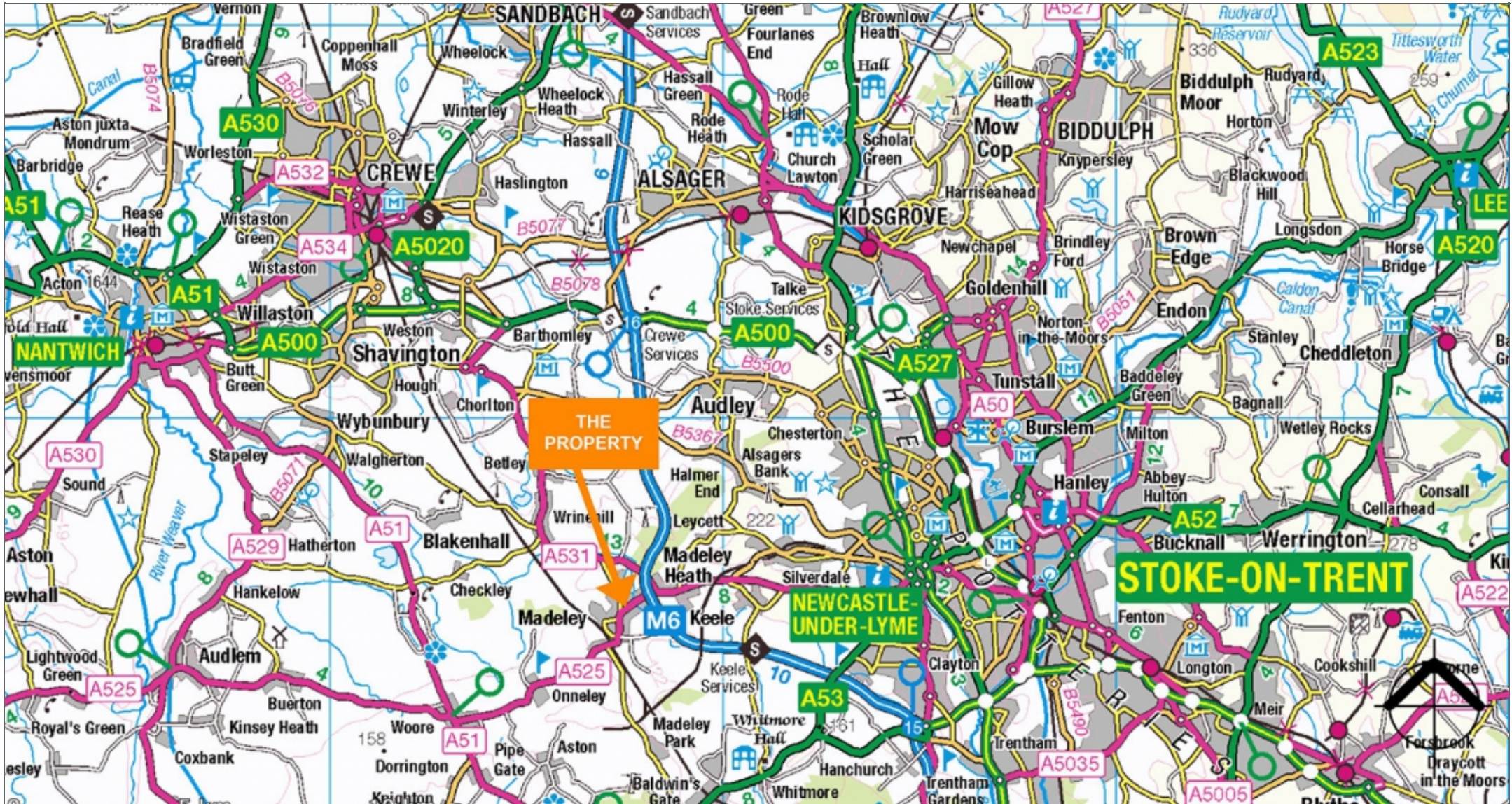
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## Contacts

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