

**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Shop and Residential Investment

www.acuitus.co.uk

Lot 37, 16 Chester Street, Saltney, Chester, Cheshire CH4 8BJ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Property Information

Freehold Shop and Residential Investment

- Comprises a Ground Floor Shop and a Self-Contained First Floor Flat
- Shop Let to Subway Realty Limited (t/a Subway) until 2028 (no breaks)
- Includes Rear Car Parking
- Forms Part of Established Local Retail Parade
- Nearby occupiers Include Domino's Pizza, Asda and Numerous Local Retailers
- VAT-Free Investment

Lot

37

Auction

9th July 2024

Rent

£26,400 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

1.5 miles south-west of Chester City Centre, 6 miles south-east of Liverpool, 18 miles south-west of Warrington

Roads

M56, M53, A55, A41, A51

Rail

Chester Railway Station

Air

Manchester Airport, Liverpool John Lennon Airport

Situation

The property is situated in Saltney, 1.5 miles south-west of Chester City Centre, on the north side of Chester Street (A5104) between its junctions with Mount Pleasant and Curzon Street. The property forms part of an established local retail parade where the immediate locality is predominantly residential with nearby occupiers including Domino's Pizza, Asda and numerous local retailers.

Tenure

Freehold.

EPC

Shop: B, Flat: D

Description

The property comprises a ground floor shop with a separately accessed self-contained flat on the first floor. The property also benefits from a rear yard with car parking for two cars.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 37, 16 Chester Street, Saltney, Chester, Cheshire CH4 8BJ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	82.58	(889)	SUBWAY REALTY LIMITED (CRN: 04174473)(2)	10 years from 10/04/2018	£18,000	09/04/2028
First	Residential	-	(-)	AN INDIVIDUAL	Assured Shorthold Tenancy from 25/05/2024	£8,400 (3)	24/05/2025
Total Approximate Commercial Floor Area		82.58	(889)			£26,400	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5290132>)

(2) For the year ending 31/12/2022 Subway Realty Limited (CRN: 04174473) reported a turnover of £51,207,156, pre-tax profit of £4,653,720 and a net worth of £7,873,728 (Source: Northrow 13/06/2024)

(3) The rent shown above has been annualised

**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 37, 16 Chester Street, Saltney, Chester,
Cheshire CH4 8BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Lot 37, 16 Chester Street, Saltney, Chester, Cheshire CH4 8BJ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Lot 37, 16 Chester Street, Saltney, Chester, Cheshire CH4 8BJ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

edward.martin@acuitus.co.uk

Seller's Solicitors

Marsden Rawsthorn Solicitors

3-4 Faraday Court, Faraday Drive

Fulwood

Preston

PR2 9NB

Jennie Barnes

01772 799638

jbarnes@marsdenrawsthorn.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024