

lot 17

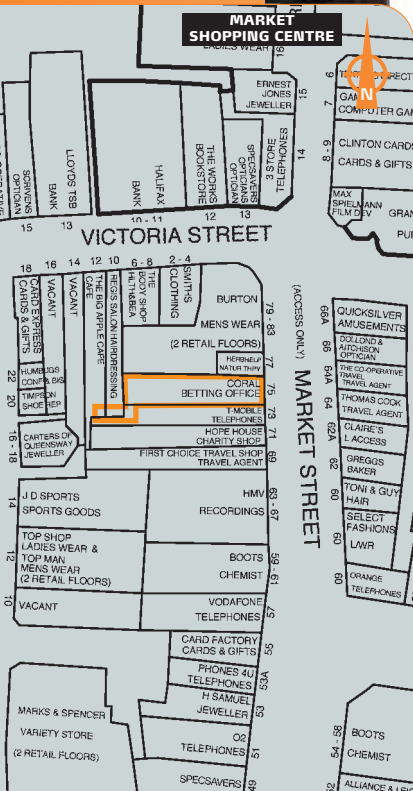
75 Market Street, Crewe
Cheshire CW1 2EY

Rent
£44,300 per
annum
exclusive,
rising to a
minimum of
£50,121 in
2016

Freehold Retail Investment

- Entirely let to Coral Racing Limited until 2027
- Minimum fixed rental increases in 2016 and 2021
- Prominent town centre location in affluent market town
- Located on prime pedestrianised retail thoroughfare

- Approximately 40 metres from the Market Shopping Centre
- Nearby occupiers include Marks & Spencer, Boots the Chemist, Greggs, Toni & Guy and T-Mobile
- Six Week Completion Period Available



Location

Miles: 15 miles north-west of Stoke-on-Trent
36 miles south of Manchester
47 miles south-east of Liverpool
Rail: Crewe Rail Station
Roads: A530, A534, A500, M6 (Junction 16)
Air: Manchester International Airport

Situation

The property is prominently situated in Crewe town centre on the western side of Market Street, one of the town's prime pedestrianised thoroughfares. The property benefits from its proximity to the Market Shopping Centre which houses occupiers such as River Island, Dorothy Perkins, Clinton Cards, Clarks and Superdrug. Other nearby occupiers include Marks & Spencer, Boots the Chemist, Greggs, Toni & Guy and T-Mobile.

Description

The property comprises a ground floor retail unit with ancillary accommodation on first floor. The property benefits from a yard to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	119.79 sq m (1,288 sq ft)	CORAL RACING LIMITED (t/a Coral) (1)	16 years from 03/02/2011 until 02/02/2027 on a full repairing and insuring lease	£44,300	25/03/2016 and 25/03/2021 (2)
First	Ancillary	98.55 sq m (1,061 sq ft)				
Totals		218.34 sq m (2,349 sq ft)			£44,300	

(1) Coral Racing Limited, the third largest bookmakers in the UK, is the principal trading company behind the Gala Coral Group. The Group operates almost 1,634 licensed betting offices, 144 bingo clubs, 27 casinos, 2 greyhound stadia, a UK telephone betting business and an on-line gambling business employing over 19,000 people across its trading divisions. (Source: www.galacoral.co.uk 07/06/2011). (2) Under the terms of the lease, the rent will be reviewed to the higher of open market rental value or 2.5% per annum compound. Therefore the minimum fixed rental increases will be £50,121 p.a.x. in 2016 and £56,708 p.a.x. in 2021.

For further details please contact:

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