

18 Victoria Street and 20-22 Queensway Crewe, Cheshire CW1 2HE

lot 44

Freehold Retail Investment in Affluent Market Town

- Three retail units with tenants including Timpson Limited
- Located on prime pedestrianised retail thoroughfare

- Situated approximately 20 metres from the Market Shopping Centre and 65 metres from Victoria Shopping Centre
- Nearby occupiers include BHS, JD Sports, Lloyds TSB, Top Shop and Santander
- Six Week Completion Period Available

Rent **£32,050** per annum exclusive (subject to Note 3)



Location

Miles: 15 miles north-west of Stoke-on-Trent
36 miles south of Manchester
47 miles south-east of Liverpool
Roads: A530, A34, A500, M6 (Junction 16)
Rail: Crewe Railway Station
Air: Manchester International Airport

Situation

The property is situated in a prominent location on the eastern side of Queensway Street at its junction with Victoria Street, one of the town's prime pedestrianised thoroughfares.

The property benefits from its proximity to Market Shopping Centre which houses occupiers such as River Island, Dorothy Perkins and Clinton Cards, and Victoria Shopping Centre which houses occupiers such as Ryman Stationers, Jessops and Mothercare.

Description

The property comprises three self-contained retail units arranged over ground and first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent	Review/(Reversion)
18 Victoria Street	Ground First	Retail Ancillary	63.24 sq m (681 sq ft) 47.18 sq m (508 sq ft)	CARD & PARTY STORE (CASH & CARRY) LIMITED (t/a Card Express) (1)	A licence renewal from 01/10/2011 until 31/12/2011 (2)	£7,800 (3)	
20 Queensway	Ground First	Retail Ancillary	19.05 sq m (205 sq ft) 12.63 sq m (136 sq ft)	TIMPSON LIMITED (4)	5 years from 16/04/2004 on a full repairing and insuring lease (5)	£12,250	(15/04/2009)
22 Queensway	Ground First	Retail Staff	18.02 sq m (194 sq ft) 13.66 sq m (147 sq ft)	M W RHEAD & S RHEAD (t/a Humbugs Traditional Sweet Shop)	3 years from 21/04/2009 on a full repairing and insuring lease	£12,000	(20/04/2012)
Totals			173.78 sq m (1,871 sq ft)			£32,050 (subject to Note 3)	

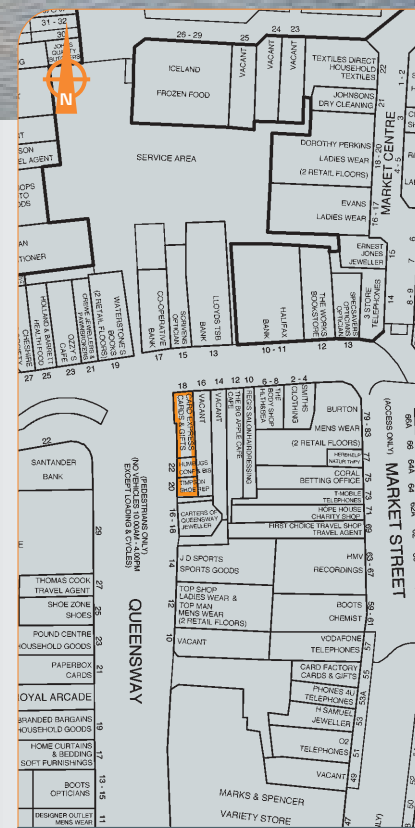
(1) The licensee has been in occupation since 5th November 2009 and has lodged an initial deposit of £1,000 with the seller. (2) The licence is for a term certain of 3 months with a right to determine by either party on 1 month's notice thereafter. (3) The licensee is paying a licence fee of £1,950 for a 3 month period. This figure is an annualised figure assuming the licensee continues to renew. (4) For the year ending 2nd October 2010, Timpson Limited reported a turnover of £91,782,000, pre-tax profits of £3,752,000 and a total net worth of £36,731,000. (Source: www.riskdisk.com 08/09/2011). (5) The tenant is holding over.

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On behalf of
Warnford Properties Ltd



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