

lot 79

Breeden House & Regency Court, Edleston Road & High Street Crewe, Cheshire CW2 7EA

Rent
£104,950
per annum

**Substantial Freehold Mixed Use
Investment**

- Arranged as two unbroken parades
- Totalling approximately 3,457.90 sq m (37,222 sq ft) with car parking
- Approximate site area of 0.29 hectares (0.72 acres)
- Close proximity to Crewe's main shopping facilities
- Active management/redevelopment potential (subject to consents)



Edleston Road



High Street



Edleston Road

lot 79

Rent
£104,950
per annum

Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Location

Miles: 23 miles south-east of Chester
30 miles south of Manchester

Roads: A530, A534, A500, A51, M6 (Junctions 16 & 17)

Rail: Crewe Railway Station (36 minutes to Manchester Piccadilly)

Air: Manchester Airport

Situation

The property is situated in the heart of the town centre, occupying a prominent corner position on the east side of Edleston Road and the south side of High Street. Edleston Road is the principal route from Crewe town centre to the railway station and Crewe FC's Alexandra Stadium. Nearby occupiers include Farm Foods, Home Bargains, Cancer Research, British Red Cross and a number of independent retailers. A public car park is situated to the rear of the property.

Description

The property comprises two unbroken and substantial retail and office parades with frontages to Edleston Road and High Street and being contiguous at the rear. Breeden House is a three storey building fronting Edleston Road and provides ground floor retail accommodation (10 units arranged as 7 shops), with self-contained office accommodation on the first and second floors accessed from Edleston Road. The office accommodation has been sub-divided into 15 suites. Regency Court is a three storey building fronting High Street and provides ground floor retail accommodation, with self-contained office accommodation on the first and second floors, accessed from the rear. The office accommodation has been sub-divided into 5 suites. Units 40, 44 and 46 High Street and the first and second floor offices of Regency Court have been stripped out. Additionally, the property benefits from car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.	Review/ (Reversion)
Breeden House							
245-247	Ground	Retail/Ancillary	126.44 sq m (1,361 sq ft)	INDIVIDUAL (t/a Crewe International Supermarket)	5 years from 22/12/2011	£17,500	(21/12/2016)
249-251	Ground	Retail/Ancillary	129.22 sq m (1,391 sq ft)	LADY VERDIN TRUST (t/a The Purple Onion)	Approximately 5 1/2 years from 01/04/2014	£17,500	(07/10/2019)
253-255	Ground	Retail/Ancillary	112.22 sq m (1,208 sq ft)	WULVERN HOUSING LIMITED (1)	5 years from 04/08/2011	£16,000	(03/08/2016)
257	Ground	Retail/Ancillary	50.16 sq m (540 sq ft)	VACANT			
259	Ground	Retail/Ancillary	49.42 sq m (532 sq ft)	INDIVIDUAL (t/a Tax Matters)	10 years from 20/12/2011 (2)	£7,500	21/12/2017 (20/12/2021)
261	Ground	Retail/Ancillary	45.89 sq m (494 sq ft)	INDIVIDUAL (t/a Style Counsel)	10 years from 24/06/2007	£6,250	(23/06/2017)
263-265 & 48 High Street	Ground	Retail/Ancillary	177.16 sq m (1,907 sq ft)	INDIVIDUAL (t/a Sloneczko Convenience Store)	5 years from 24/06/2013	£20,000	(23/06/2018)
1 Car Parking Space				INDIVIDUAL (t/a Style Counsel)	Let on Licence	£200	
Suite 1	First	Office	70.51 sq m (759 sq ft)	CATCH 22	3 years from 22/01/2016 (3)	£6,000	(21/01/2019)
Suite 2B	First	Office	58.99 sq m (635 sq ft)	INDIVIDUAL (t/a Tax Matters)	5 years from 22/01/2016 (3)	£4,000	(21/01/2021)
Suite 5	First	Office	59.36 sq m (639 sq ft)	HOME CARE 4U LIMITED	2 years from 10/10/2012	£4,000	Holding over
Suites 2A-13	First & Second	Office	991.07 sq m (10,688 sq ft)	VACANT			
Regency Court							
36 High Street, Suites 1-5	First & Second	Office	660.05 sq m (7,105 sq ft)	VACANT			
30 High Street	Ground	Retail/Ancillary	143.81 sq m (1,548 sq ft)	VACANT			
38 High Street	Ground	Retail/Ancillary	244.79 sq m (2,635 sq ft)	THE LATH GROUP	3 years from 15/10/2014	£6,000	(14/10/2017)
40 High Street	Ground	Retail/Ancillary	104.97 sq m (1,130 sq ft)	VACANT			
42 High Street	Ground & First	Retail/Ancillary	259.19 sq m (2,790 sq ft)	VACANT			
44 High Street	Ground	Retail/Ancillary	79.89 sq m (860 sq ft)	VACANT			
46 High Street	Ground	Retail/Ancillary	94.76 sq m (1,020 sq ft)	VACANT			
Totals			3,457.90 sq m (37,222 sq ft)			£104,950	

(1) The tenant is not currently in occupation.

(2) The lease provides for a tenant option to determine on 21st December 2019.

(3) The lease provides for annual mutual options to determine on each anniversary of the term.

For further details please contact:**Jo Seth-Smith**

Tel: +44 (0)20 7034 4854.

Email: jo.seth-smith@acutus.co.uk

Will Moore

Tel: +44 (0)20 7034 4858.

Email: will.moore@acutus.co.uk

www.acutus.co.uk

Buyer's Legal Report Service**Dentons UKMEA LLP**

Contact: Greg Rigby.

Tel: +44 (0)207 320 3968.

Email: greg.rigby@dentons.com

See: www.acutus.co.uk for further details

**Seller's Solicitors:****Wedlake Bell LLP**

52 Bedford Row, London WC1R 4LR.

Tel: +44 (0)20 7395 3067.

Email: mleyshon@wedlakebell.com

Ref: Mark Leyshon.