

LOT
39

7, 9, 11-13, 17-19 Leicester Street & Barons Quay, Northwich, CW9 5LA

RETAIL INVESTMENT

Guide Price **£400-435,000**



A freehold prime town centre retail investment currently producing £65,000 per annum. The premises comprise three retail units with ancillary accommodation at first floor together with a vacant retail premises to the rear of Leicester Street on Weaver Way.

Situated

Northwich is located 23 miles south west of Manchester and 15 miles south of Warrington within close proximity to the M56 and M6 motorways and has a catchment population within 10km of over 106,000 people and a population within 20km of 594,000. The premises are located within the busy town centre with nearby retailers including Marks & Spencer, New Look, Costa Coffee, Skipton Building Society, Phones4u, and other national retailers.

Note

The property is registered for VAT.

Joint Auctioneers

Andrew Scott



Not to scale. For identification purposes only

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ADDRESS	TENANT		LEASE TERM	RENT	COMMENTS
7 Leicester Street	Headway – The Brain Injury Association	Sales area 60.92m ² (655sq ft) Office 3.90m ² (42sq ft) Storage 4.10m ² (44sq ft)	5 years from 24.4.12	£14,000pa	£6,500 per annum until 24.04.13. Tenant break at end of Year 3.
9 Leicester Street (1st Floor)	Messrs Fone & Johnson	Total Area 367.21m ² (3952sq ft)	Lease start 22.05.08 lease end Approx 6 years to 24.01.14	£1,000pa	The lease is contracted out of the Landlord and Tenant Act 1954
11-13 Leicester Street	Messrs Fone & Johnson	TBC	10 years from January 2004	£35,000pa	The lease is contracted out of the Landlord and Tenant Act 1954
17-19 Leicester Street	Grainger Games Ltd	Ground Floor 127.30m ² (1370sq ft)	10 years from 17.01.11	£15,000pa	16.01.15 thereafter £30,000 per annum
Kimor Building, Baron's Quay	Vacant	Ground Floor 151.80m ² (1633sq ft) First Floor 127.0m ² (1372sq ft)	—	—	—
Current Rent Reserved				£65,000 per annum	