

Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwich, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwiche, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Property Information

Long Let Convenience Store Investment

- Let to Tesco Stores Limited until 2040 (Subject to option)
- Recently renewed 15 lease
- previous lease was 63 years from 1961.
- Substantial convenience store of 529.16 sq m (5,694 sq ft)
- Situated in established neighbourhood parade
- Nearby occupiers include Co-op, Esso Petrol Station and a mix of local retailers

Lot

11

Auction

18th September 2025

Rent

£43,000 per Annum Exclusive

Status

Available

Sector

High Street Retail,
Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles

2.5 miles west of Northwiche town centre, 19 miles south west of Manchester, 13 miles north east of Chester

Roads

A49, A556, A533, M56

Rail

Acton Bridge Railway Station, Greenbank Railway Station

Air

Manchester Airport

Situation

The property is located in the suburb of Weaverham, some 2.5 miles west of Northwiche town centre. The property is situated on the north side of Northwiche Road and forms part of an established retailing parade. Nearby occupiers include Co-op, Esso Petrol Station and a mix of retailers and takeaways which service the wider residential area.

Tenure

Long Leasehold. Held on two leases each for a terms of 150 years from 13th December 2005 until until 13/10/2152 at a fixed peppercom rent.

EPC

Band E

Description

The property comprises a substantial convenience store providing ground floor retail accommodation and ancillary accommodation on the first and second floors.

The upper floors do not extend across the full width of the building and may be suitable for residential conversion in the long term.

Neighbouring occupiers include Co-op, Boyles Sports, Bargain Booze and an eclectic mix of local retailers.

VAT

VAT is applicable to this lot.

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 11, Tesco Express, 21 and 23 Northwich Road, Weaverham, Northwich, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Part First Part Second	Retail Ancillary Ancillary	342.25 139.93 46.98	(3,683) (1,506) (505)	TESCO STORES LIMITED (crn 00519500) t/a Tesco Express (1)	15 years from September 2025 until 2040 (2)	£43,000	September 2030 and 2035
Total Approximate Floor Area		529.16	5,694 (3)			£43,000	

(1) For the year ending 24th February 2024 Tesco Stores Limited (crn 00519500) reported a Revenue of £49,247,000,000., Pre Tax Profit of £1,469,000,000, and Net Assets of £4,402,000,000.. (Source: Annual Report and Financial Statement as published at Companies House 27/08/2025).

(2) The property is let under 2 separate conterminous leases for a term of 15 years from September 2025. The rent reserved under the lease for No 21 is £24,912 per annum exclusive and rent reserved under the lease for no 23 is £18,080 per annum exclusive. The total current rents reserved is £43,000 per annum exclusive. Both leases provide for a tenant options to determine the leases on the 10th anniversary of the terms.

(3)The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/9334112000>).

Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwiche, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



**Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwich,
Cheshire CW8 3EU**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 11, Tesco Express, 21 and 23 Northwich Road, Weaverham, Northwich, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwiche, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



**Lot 11, Tesco Express, 21 and 23 Northwich Road, Weaverham, Northwich,
Cheshire CW8 3EU**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwiche, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 11, Tesco Express, 21 and 23 Northwiche Road, Weaverham, Northwiche, Cheshire CW8 3EU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Blackstone Solicitors
The Courtyard, 7 Francis Grove Wimbledon
London
London
SW19 4DW

Fraz Hussain
020 8971 9520
f.hussain@blackstonesolicitors.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