### **Cheshire CW8 3EU**

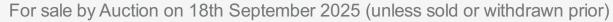
For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





**Long Let Convenience Store Investment** 

### **Cheshire CW8 3EU**





#### **Property Information**

#### **Long Let Convenience Store Investment**

- Let to Tesco Stores Limited until 2041 (Subject to option)
- Recently renewed 15 lease
- previous lease was 63 years from 1961.
- Substantial convenience store of 529.16 sg m (5,694 sg ft)
- Situated in established neighbourhood parade
- Nearby occupiers include Co-op, Esso Petrol Station and a mix of local retailers

Lot	Auctio	n
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11 18th September 2025

#### Rent Status £43,000 per Annum Exclusive Available

# Sector Auction Venue High Street Retail Live Streamed Auction

#### Location

Miles

2.5 miles west of Northwich 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 Northwich town centre. The property is situated on the north side of Northwich 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 peppercorn 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 doe 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.

DISCLAIME

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#### **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	Convenience Store Ancillary Ancillary	342.25 139.93 46.98	(-,,	· ·	15 years from September 2025 until 2030 (2)	£43,000	September 2030 and 2035
Total Approximate Floor Area		529.16	5,694 (3)			£43,000	

<sup>(1)</sup> 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).

<sup>(2)</sup> 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.

<sup>(3)</sup> 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).

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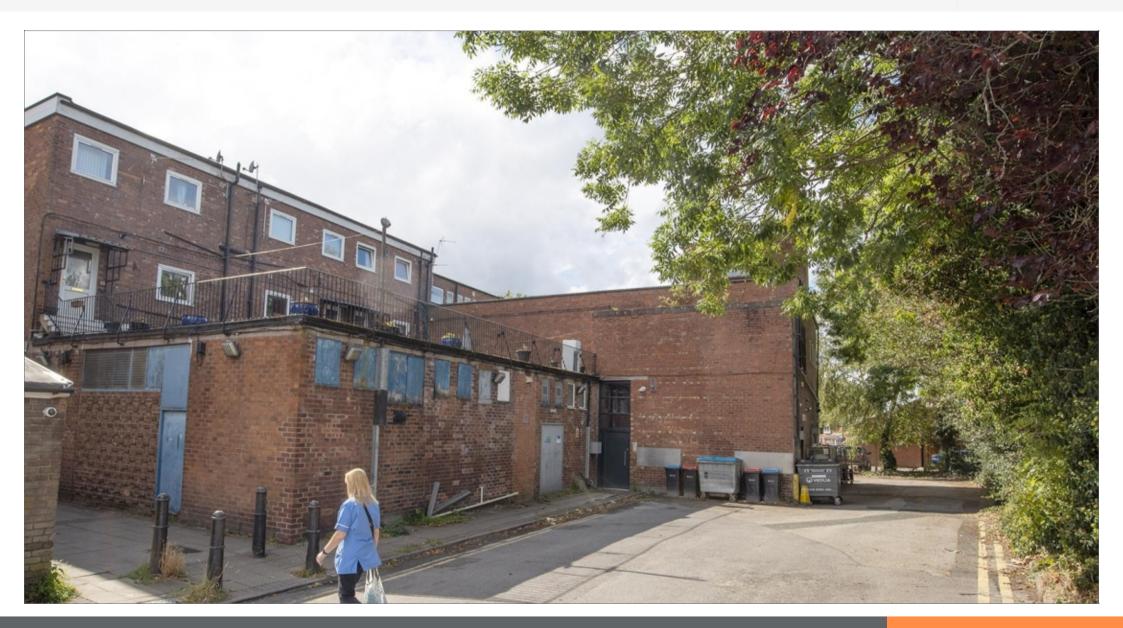


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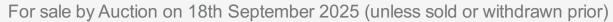
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#### **Contacts**

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