

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For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## 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 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

#### 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.

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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	(3,683) (1,506) (505)	Tesco Stores Limited (crn 00519500) t/a Tesco Express (1)	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	

(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>).



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## Contacts

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2024