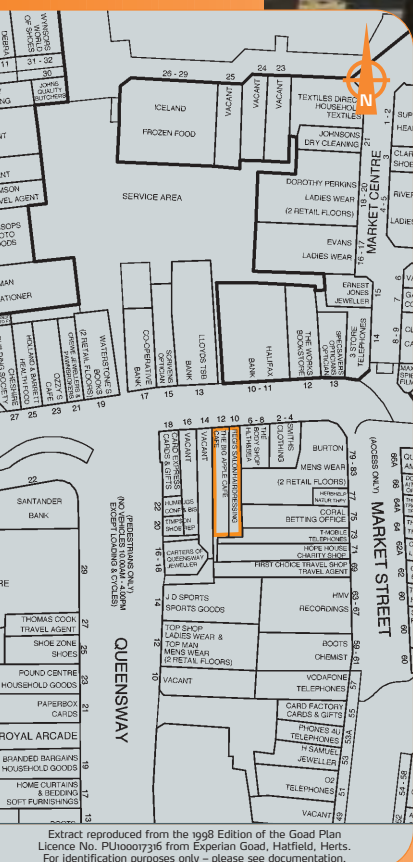


lot 43**10-12 Victoria Street
Crewe, Cheshire CW1 2HE****Rent
£47,000
per annum
exclusive****Freehold Retail Investment in Affluent
Market Town**

- Two retail units located on prime pedestrianised retail thoroughfare
- Situated opposite the Market Shopping Centre and some 80 metres from Victoria Shopping Centre

- Nearby occupiers include The Body Shop, Specsavers, Burton Menswear, Lloyds TSB and Halifax
- Six Week Completion Period Available

**On behalf of
Warnford
Properties Ltd****Location**

Miles: 5 miles north west of Stoke-on-Trent
36 miles south of Manchester
47 miles south-east of Liverpool
Roads: A530, A34, A500, M6 (Junction 16)
Rail: Crewe Railway Station
Air: Manchester International Airport

Situation

The property is situated in a prominent location on the southern side of Victoria Street, one of the town's prime pedestrianised thoroughfares. The property benefits from its proximity to Market Shopping Centre which houses occupiers such as River Island, Dorothy Perkins and Clinton Cards, and Victoria Shopping Centre which houses occupiers such as Ryman Stationers, Jessops and Mothercare. Other nearby occupiers include The Body Shop, Specsavers, Burton Menswear, Lloyds TSB and Halifax.

Description

The property comprises two self-contained ground floor retail units, one of which benefits from a first floor level.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

18 Victoria Street and 20-22 Queensway, Crewe is being offered as **Lot 44** in this auction.

Tenancy and accommodation

| Unit | Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|-----------------|------------------------------|--|--|-----------------------------|----------------|------------|
| 10 | Ground | Retail | 98.94 sq m (1,065 sq ft) | REGIS UK LIMITED (t/a Regis Hairstylists) (1) | 15 years from 25/03/1998 | £22,000 | 24/03/2013 |
| 12 | Ground First | Retail Restaurant/Kitchen | 42.73 sq m (460 sq ft) 65.85 sq m (709 sq ft) | BIG APPLE CAFÉ LIMITED | 5 years from 06/05/2009 (2) | £25,000 | 06/05/2014 |
| Totals | | | 207.52 sq m (2,234 sq ft) | | | £47,000 | |

(1) The ultimate parent company of Regis UK Limited is Regis Corporation which is incorporated in the USA. (Source: 2010 Accounts for Regis UK Limited) Regis Corporation is the market leader in the hair salon industry and owns, franchises or holds ownership interests in over 12,700 worldwide locations. (Source: www.regiscorp.com, 05/09/2011).

(2) There is a tenant only option to determine the lease on 6th May 2012.

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