

18-20 Bridge Street Congleton, Cheshire CW12 1AS

lot 59

Freehold Investment

- Majority let to Nationwide Building Society until 2024 (subject to option)
- Opposite Bridestone Shopping Centre
- Nearby occupiers include Boots, Timpson, Thomas Cook & Vision Express
- Town Centre Location

Rent
£39,300
per annum
exclusive

The tenant intends to rebrand
to Nationwide Building
Society on 6th October 2014

On behalf of
Trustees



Location

Miles: 25 miles south of Manchester
13 miles north of Stoke-on-Trent
Roads: M6, A54, A534, A34
Rail: Congleton Rail Station
Air: Manchester Airport

Situation

The property is prominently situated on the prime pedestrianised Bridge Street opposite the Bridestone Shopping Centre with occupiers including Argos, Morrisons and Specsavers. Other neighbouring occupiers include Boots, Timpson, Thomas Cook and Vision Express.

Description

The property comprises two ground floor retail units and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable this lot.

Note

Cheshire Building Society are now part of Nationwide Building Society and over the weekend of 3rd-5th October will integrate into the Nationwide Building Society. (Source: www.thecheshire.co.uk)

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	119.6 sq m	NATIONWIDE BUILDING SOCIETY (1)	10 years from 01/02/2014 until 31/01/2024	£28,800	01/02/2019
First	Ancillary	47.9 sq m (575 sq ft)				
Ground	Retail	40.13 sq m (432 sq ft)	INDIVIDUAL (t/a Ballooning Marvellous) (2)	5 years from 02/06/2014	£10,500	(31/05/2019)
Totals		207.63 sq m (2,294 sq ft)			£39,300	

(1) For the year ending 4th April 2014, Nationwide Building Society reported pre-tax profits of £677,000,000 and a total net worth of £7,950,000,000. (Source: www.riskdisk.com 10/09/2014)

(2) The lease provides for a tenant option to determine the lease on 01/02/2019 subject to 6 months' written notice.

(3) The lease provides for a mutual option to determine the lease on the 02/06/2017 subject to 6 months' written notice.

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