

lot 58

10 Nantwich Road Crewe, Cheshire East CW2 6AD

Rent
£50,150
per annum
exclusive

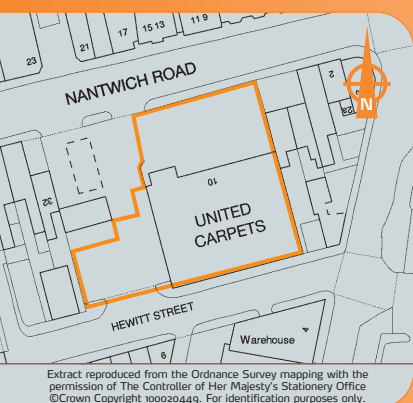
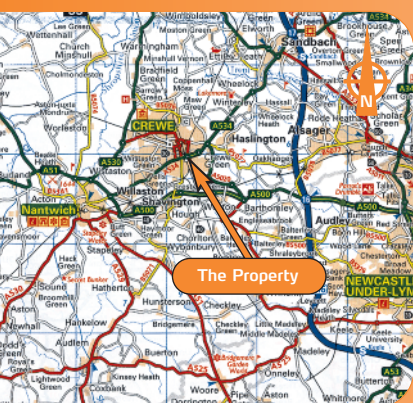
Freehold Trade Counter Investment

- Entirely let to United Carpets (Property) Ltd
- Close to Alexandra Stadium and Crewe Railway Station (36 minutes to Manchester Piccadilly)

- Nearby occupiers include William Hill, Dominos Pizza and Tesco Express
- On-site car parking for approximately 19 cars



On behalf of
Joint LPA Receivers



Location

Miles: 12 miles north-west of Newcastle-under-Lyme
32 miles south of Manchester
38 miles south-east of Liverpool
Roads: A534, A500, A532
Rail: Crewe Rail (36 minutes to Manchester Piccadilly)
Air: Manchester International Airport

Situation

The property is situated just south of Crewe town centre on Nantwich Road (A534), the main arterial route through Crewe to Nantwich. The property is located close to Alexandra Stadium (home to Crewe FC), The Box Live Music Venue and Crewe Railway Station, which provides a direct service to Manchester Piccadilly in 38 minutes. Manchester Metropolitan University Cheshire Campus is located some 0.6 miles to the east. Other nearby occupiers include Domino's Pizza and William Hill with Tesco Express, Best Western, McDonald's and B&Q within a short walk.

Description

The property comprises a standalone trade counter unit with on-site parking for approximately 19 cars to the front. The property also benefits from a yard area and servicing access via Hewitt Street to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	GIA Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Trade Counter	655.42 sq m (7,055 sq ft)	UNITED CARPETS (PROPERTY) LTD (t/a United Carpets and Beds) (1)	35 years from 02/02/1986 on a full repairing and insuring lease	£50,150	02/06/2016 (01/06/2021)
First	Ancillary	144.55 sq m (1,556 sq ft)				
Totals		799.98 sq m (8,611 sq ft)			£50,150	

- (1) United Carpets and Beds are the UK's largest franchised flooring and bed retailer, with 62 stores nationwide. (www.unitedcarpetsandbeds.com 13/01/2016). The tenant is part of United Carpets Group Plc who for the year ending 31st March 2015, reported a turnover of £19,141,000, pre-tax profits of £1,211,000, and a total net worth of £4,065,000. (Source Experian Group 18/01/2016)

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