

Lot 34

£37,500 per annum exclusive

46 Market Street, Crewe, Cheshire CW1 2EL

Freehold Retail Investment



Key Details

- Let to Game Retail Limited
- Pedestrianised town centre location
- Starbucks (adjacent), close by Barclays, HSBC, William Hill, Subway and Boots
- Near to Crewe Bus Station and car park

On behalf of a Major Institution

Location

Miles: 27 miles south-west of Manchester
13 miles north-west of Stoke-on-Trent
19 miles south-east of Chester

Roads: A534, A500, A530, M6 (J17)

Rail: Crewe Railway Station

Air: Manchester City Airport

Situation

Crewe is a market town located 27 miles south-west of Manchester City Centre. The property is located in the town centre on pedestrianised Market Street overlooking Market Square. Occupiers close by include Starbucks (adjacent), Boots, Costa, Barclays, HSBC, William Hill, Subway, Betfred, Savers and Specsavers.

Description

The property is arranged over ground and one upper floor to provide a ground floor shop with first floor ancillary accommodation above.

Tenure

Freehold.

VAT

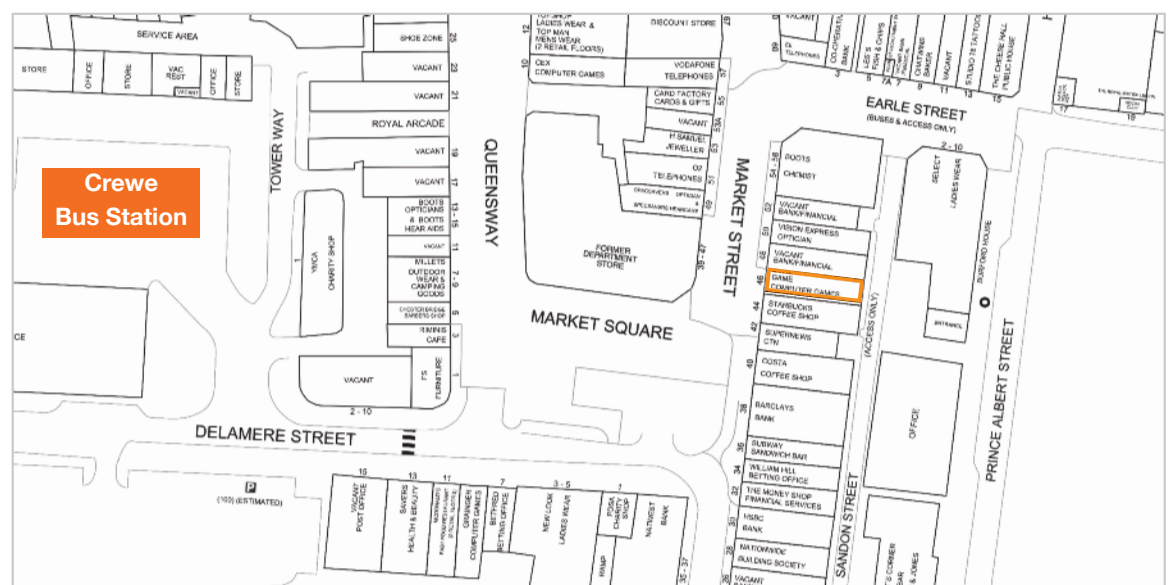
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	108.10 sq m (1,164 sq ft)	GAME RETAIL LIMITED (1)	15 years from 25/03/2004 on a full repairing and insuring lease	£37,500	24/03/2019
First	Ancillary	60.80 sq m (654 sq ft)				
Total		168.90 sq m (1,818 sq ft)			£37,500	

(1) For the year ended 30th July 2016, Game Retail Limited reported a turnover of £583,890,000, pre-tax profits of £6,868,000 and a total net worth of £72,104,000 (Source : Experian 12/01/2018). Website: www.game.co.uk



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