

39-47 Market Street,
Crewe, Cheshire CW1 2EZ
 Significant Town Centre Freehold Retail Opportunity

Lot 18

Nil Rent per annum



Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	1,269.52 sq m	(13,665 sq ft)	LYDFORD LIMITED (1)	2 years from 19/10/2017 until 18/10/2019 (2)	Peppercorn
First	Retail/Ancillary	1,257.54 sq m	(13,536 sq ft)			
Second	Plant	20.07 sq m	(216 sq ft)	t/a Sport Store		
Total		2,547.13 sq m	(27,417 sq ft)			

(1) Sport Store were established over 25 years ago and operate from a number of stores in the Midlands. For the year ending 31st March 2017, Lydford Limited reported a turnover of £16,422,312, pre-tax profits of £-366,979 and a total net worth of £7,046,594 (Sources: www.skiansport.co.uk and Experian Group 26/02/2018).
 (2) Sport Store currently occupy the ground floor only by way of a lease paying rates, but no rent. The lease provides a rolling landlord and tenant option to determine at any time after 31st March 2018 subject to eight weeks' notice. A £6,000 deposit is held (inclusive of VAT). The lease is held outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act and the tenant is to keep the property clean and tidy and in good repair and condition subject to a photographic schedule of condition.

Key Details

- Approximately 27,417 sq ft - former variety store
- Large footprint with prominent frontages to Market Street, Market Square and Queensway
- Low Capital Value per sq ft (circa. £7-£9 per sq ft on Guide Price)
- Occupied on lease with mutual rolling break option from March 2018
- Nearby occupiers include Boots the Chemist, Costa, JD Sports, Greggs, Starbucks and Poundland
- Of Interest to developers, investors and owner occupiers with possible Change of Use opportunities (subject to consents)

Location

Miles: 14 miles north-west of Newcastle-under-Lyme
 36 miles south of Manchester
 Roads: A500, A532, A534
 Rail: Crewe Railway Station (36 minutes to Manchester Piccadilly)
 Air: Manchester International Airport

Situation

The property is situated in a prominent corner position, with frontages on the pedestrianised Queensway, Market Square and Market Street, in the heart of Crewe town centre. Nearby occupiers include Boots the Chemist, Costa, JD Sports, Greggs, Starbucks and Poundland. Market Shopping Centre is located about 150 metres away, with retailers including Iceland, B&M Bargains, Wilko, Poundworld and Superdrug.

Description

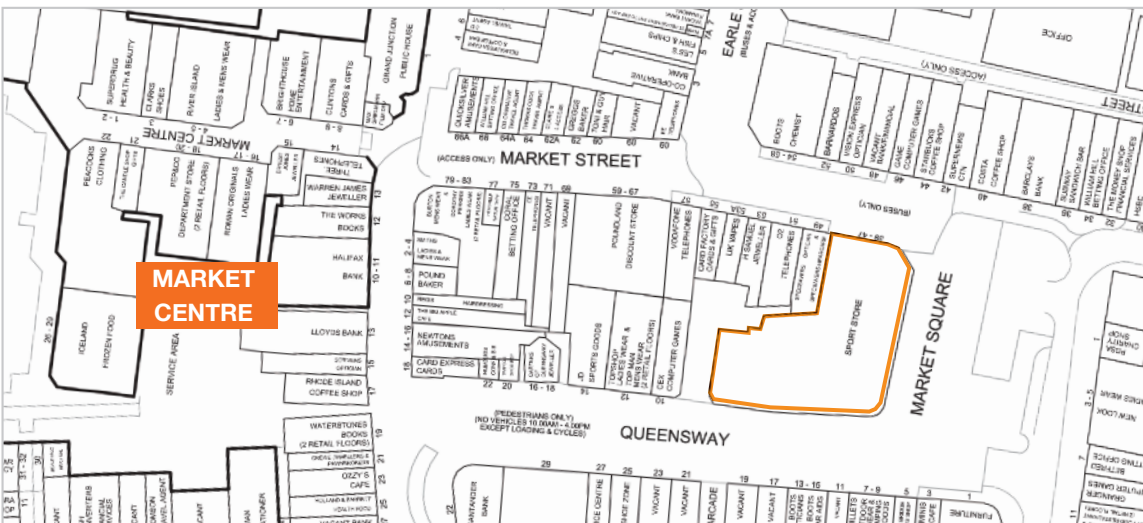
The property comprises a large well configured shop with retail accommodation on the ground floor and ancillary accommodation on the first floor and plant on the second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot



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