

# Lot 2

£52,500 per annum exclusive

## 30-32 Witton Street, Northwich, Cheshire CW9 5AJ

Freehold Retail Investment



### Key Details

- Let to WH Smith Retail Holdings Limited on a reversionary lease until 2028 (no breaks)
- Upwards only rent review July 2023
- Rebased rent
- Prominent town centre location
- Neighbouring occupiers include Boots the Chemist, Clarks, Santander, Halifax, Iceland and Vodafone

### Location

**Miles:** 20 miles south-west of Manchester  
23 miles south-east of Liverpool  
**Roads:** A533, A559, M56, M6  
**Rail:** Northwich Rail Station  
**Air:** Manchester International Airport

### Situation

The property is prominently located at the junction of the pedestrianised Witton Street and Leicester Street in the heart of the town centre, 150 metres from the entrance to Barons Quay Shopping Centre. Neighbouring occupiers include Boots the Chemist, Clarks, Santander, Halifax, Iceland and Vodafone.

### Description

The property comprises a double fronted building with retail accommodation on the ground floor and ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Band C. See legal pack at acutus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	248.00 sq m (2,670 sq ft)	WH SMITH	10 years from	£52,500	25/07/2023
First	Ancillary	167.70 sq m (1,805 sq ft)	RETAIL HOLDINGS LIMITED (1)	25/07/2018 on a full repairing and insuring lease		(24/07/2028)
<b>Total</b>		<b>415.7 sq m (4,475 sq ft)</b>			<b>£52,500</b>	

(1) For the year ending 31st August 2018, WH Smith Retail Holdings Limited reported a turnover of £180,610,000, pre-tax profits of £115,766,000 and a total net worth of £440,313,000 (Source: Experian Group 29/04/2019).



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