

Lot 48

£55,500 per annum exclusive

19-19a Victoria Street, Crewe, Cheshire CW1 2HF High Yielding Freehold Retail Investment



Key Details

- Let to Waterstones Booksellers Limited
- Includes trading accommodation at first floor
- Pedestrianised position between entrances to both Victoria Centre and Market Centre Shopping Centres and close to the town's main car park
- Nearby occupiers include Asda, Superdrug, Iceland, Holland & Barrett, Poundland, JD Sports and H Samuel
- High yielding on Guide Price

Location

Miles: 15 miles north-west of Stoke-on-Trent
24 miles south-east of Chester
Roads: A530, A534, M6
Rail: Crewe
Air: Manchester Airport

Situation

Crewe is an important commercial centre and historic town in the affluent South Cheshire region. The town benefits from good road networks to the north and south being 5 miles west of junctions 16 and 17 of the M6 motorway. The town is also a proposed hub station on phase 2 of the HS2 rail line. The property is situated on the north side of the pedestrianised Victoria Street, Crewe's main retailing centre, at its junction with Queensway. The property is a few metres to both Victoria Square Shopping Centre and Market Centre, with retailers including Asda, Superdrug and Iceland. Other retailers in the area include Holland & Barrett, Poundland, JD Sports and H Samuel.

Description

The property is arranged on the ground and two upper floors to provide a ground floor shop with further sales accommodation on the first floor together with some ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	146.40 sq m (1,576 sq ft)	WATERSTONES	25 years from	£55,500
First	Retail/Ancillary	109.30 sq m (1,177 sq ft)	BOOKSELLERS	28/09/1996 until	
Second	No access	-	LIMITED (1)	27/09/2021 on a full repairing and insuring lease	
Total		255.70 sq m (2,753 sq ft)			£55,500

(1) For the year ending 28th April 2018, Waterstones Booksellers Limited reported a turnover of £385,715,000, pre-tax profits of £19,984,000 and a total net worth of £17,405,000 (Source: Experian Group 23/09/2019). Waterstones now has over 280 book shops across the UK (Source: waterstones.com 23/09/2019).



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