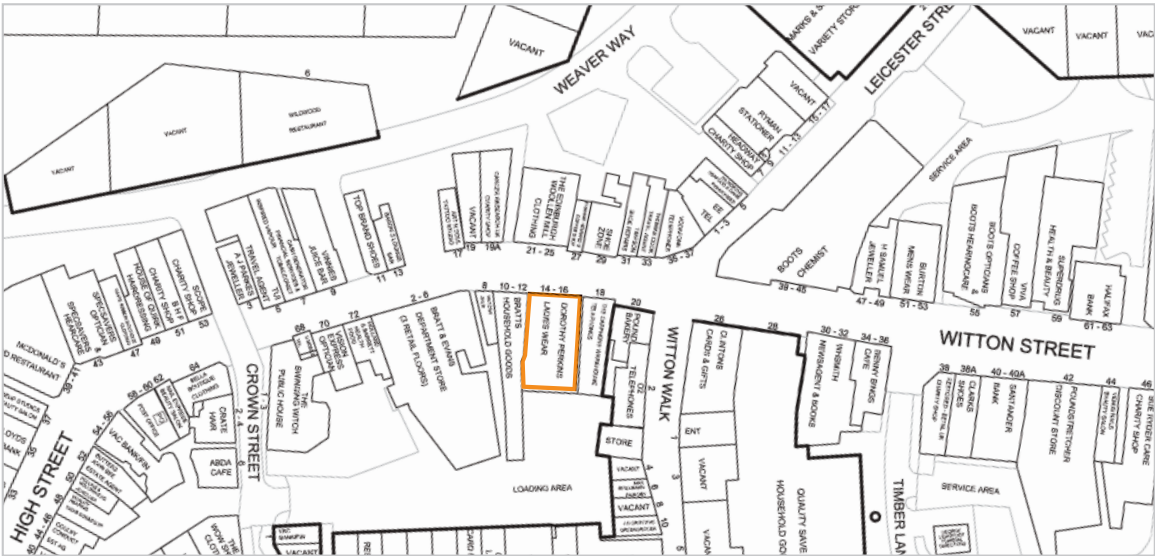




Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	232.30 sq m	(2,500 sq ft)	BURTON/DOROTHY PERKINS PROPERTIES LIMITED (1) t/a Dorothy Perkins	3 years from 18/11/2019 (2) on a full repairing and insuring lease	£18,100 (3)
First	Ancillary	78.20 sq m	(841 sq ft)			
Total		310.50 sq m	(3,341 sq ft)			£18,100 (3)

- (1) Dorothy Perkins has around 400 stores across the UK and forms part of the Arcadia Group. Arcadia is made up of eight of the high street's best-loved fashion brands and employs 19,000 people across the world (Source: www.dorothyperkins.com).
- (2) The lease provides a rolling tenant option to determine, subject to four months' notice.
- (3) The rent is turnover rent based on 5% of the Gross Receipts (as defined in the lease) and the tenant pays an on account annual rent of £17,000 for the first year of the term (further on account payments being subject to review), which is then adjusted upon receipt of the Turnover Certificate (as defined in the lease).



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Key Details

- Recently renewed lease to Burton/Dorothy Perkins Properties Limited t/a Dorothy Perkins
- Prominent town centre location
- Nearby 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 the recently developed Barons Quay Shopping Centre. Nearby occupiers include Boots the Chemist, Clarks, Santander, Halifax, Iceland and Vodafone.

Description

The property comprises a double fronted ground floor retail unit with first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available to download at acuitus.co.uk