

# Lot 20

£7,200 Per Annum  
Exclusive

## Unit 19, Penda Way Sandbach, Cheshire CW11 1GS Prominent Pedestrianised Freehold Retail Investment



### Key Details

- Prominent Pedestrianised Town Centre Location close to Towns main car park
- Let to Barnardo's, in-occupation for over 36 years
- 2018 Tenant option to determine NOT exercised
- Lease expires June 2028 (1)
- VAT-free Investment

### Location

Miles: 10 miles south east of Northwich  
14 miles north of Stoke  
25 miles south of Manchester

Roads: M6, A534  
Rail: Sandbach Railway  
Air: Manchester Airport

### Situation

Sandbach is a market town located 25 miles south of Manchester and 14 miles north of Stoke on Trent. The town is located near to the M6 motorway and is on the A534 which connects Crewe to the west with Macclesfield to the west. The property is located in the town centre on the pedestrianised Penda Way. Penda Way connects the High Street/Market Square with Scotch Common Car Park to the north. Occupiers close by include Nationwide (opposite), Savers, Sue Ryder, Well Pharmacy and a number of local retailers.

### Description

The property comprises a ground floor shop with ancillary accommodation at first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### 6 Week Completion

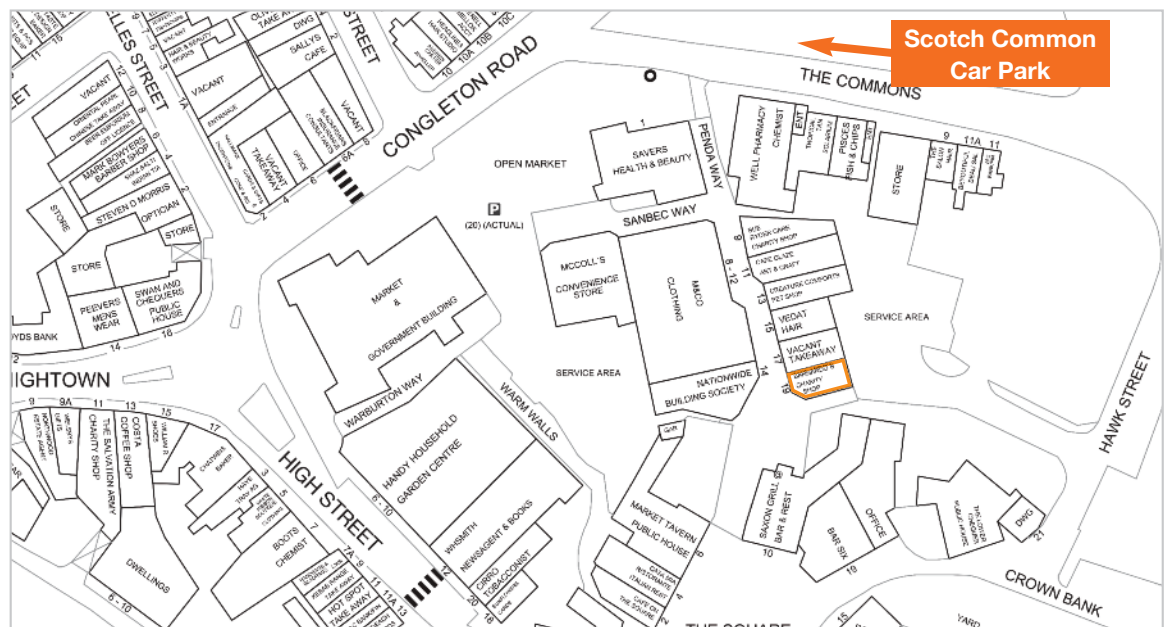
### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	56.80 sq m (611 sq ft)	BARNARDO'S	15 years from 24/06/2013 on a Full Repairing and Insuring lease (1)	£7,200	24/06/2023
First	Ancillary	36.30 sq m (390 sq ft)	(2)			
<b>Total</b>		<b>93.10 sq m (1,001 sq ft)</b>			<b>£7,200</b>	

- (1) Tenant option to determine on 23/06/2023, upon 6 months notice - 2018 Tenant option to determine not exercised.  
(2) Operate from 700 stores nationwide and reported in 2020 an income of £296.4m (Source : [www.barnardos.org.uk](http://www.barnardos.org.uk))



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: Charles-Coleman**  
Nathan Kapoor  
+44 (0)1753 861 115  
[NK@Charles-Coleman.com](mailto:NK@Charles-Coleman.com)