

**Lot 32, 2 Buttermarket Street, Warrington,  
Cheshire WA1 2LL**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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## Property Information

### Virtual Freehold Retail Investment

- Prominent Shop in the Heart of Town Centre
- Let on a New 10 year lease until 2030 (NO BREAKS)
- Rent Reviewed Every 3 Years to the Higher of Open Market Rental Value or Inline with RPI
- Situated on route from the Major Golden Square Shopping Centre and the new Time Square Office and Leisure scheme
- Neighbouring Occupiers Include Starbucks, McDonalds, Burger King, Barclays Banks and Cineworld Multiplex Cinema.

**Auction**  
17/Feb/2022

**Lot**  
32

**Status**  
Available

**Rent**  
£30,000 per Annum Exclusive

**Auction Venue**  
Live Streamed Auction

**Sector**  
High Street Retail

### Location

**Miles** 17 miles south-west of Manchester, 18 miles east of Liverpool

**Roads** A49, A50, A57, M6, M62

**Rail** Warrington Central Train Station

**Air** Liverpool John Lennon Airport, Manchester Airport

### Situation

The property is situated in the heart of Warrington town centre on south side of the pedestrianised Buttermarket Street fronting the Fountain of Warrington and on route from the Major Golden Square Shopping Centre and the new Time Square Office and Leisure scheme. Neighbouring occupiers include TSB Bank, Barclays Bank, Starbucks, McDonalds, Burger King and Cineworld Multiplex Cinema.

### Tenure

Virtual Freehold. 999 years from completion at a fixed peppercorn rent.

### Description

The property comprises ground floor retail accommodation and lower ground floor ancillary accommodation.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	ReviewS/(Reversion)
Ground Lower Ground	Retail Ancillary	34.20 sq m 45.60 sq m	(368 sq ft) (490 sq ft)	THE V8PE SH8P LIMITED with a personal guarantee	10 years from 15/07/2020 until 2030 on a Full repairing and Insuring Lease	£30,000 (1)	14/07/2023 and every 3 years (2) (14/07/2030)
Total Approximate Floor Area		79.80 sq m	(858 sq ft)			£30,000 (1)	

(1) The current rent reserved under the terms of the lease is £30,000 per annum exclusive. The tenant is currently benefiting from a rent concession to £28,500 pax until 14/07/2022. The Seller will pay the Buyer the difference between the current rent reserved of £30,000 p.a.x. and £28,500 from completion of the sale until 14/07/2022. Therefore the property will produce a total of £30,000 p.a.x. from the completion of the sale. The property was formerly occupied as a sweet shop for 10 years. The rent was reviewed in 2015 to £26,500 p.a.x.

(2) The lease provides for the rent to be reviewed to the higher of open market rental value or inline with RPI.



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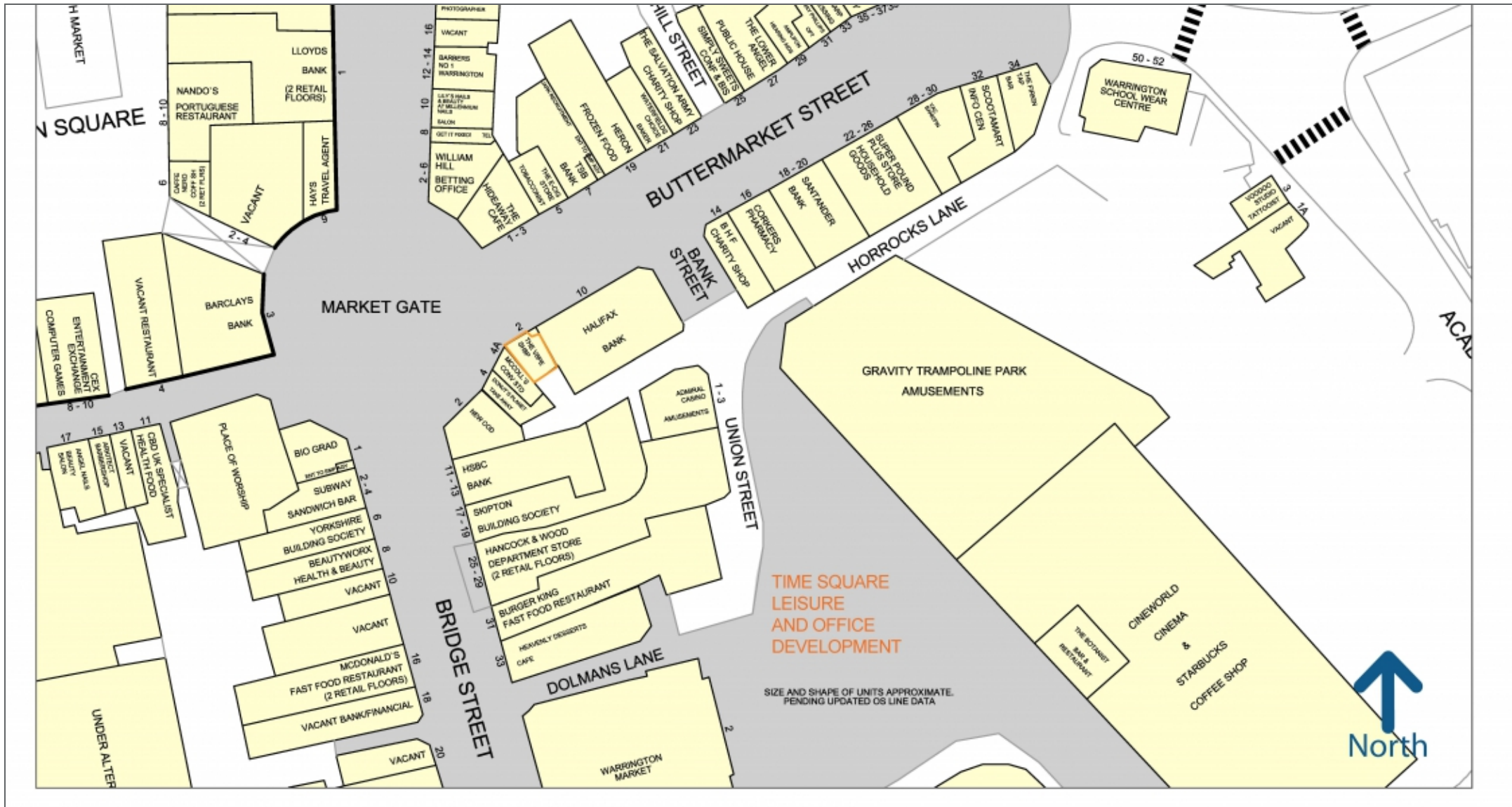
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## Contacts

### Acuitus

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