



Tenure

Freehold.

Location

Sandbach is an historic Cheshire market town, serving a population of 17,000, 25 miles east of Chester and 20 miles south of Manchester Airport. Road access is excellent, being adjacent to Junction 17 of the M6 Motorway, and good rail services are also available at Sandbach Station and Crewe (London Euston, 1 hour 30 minutes).

The property is situated on the east side of Welles Street close to the junction with Bold Street, in the centre of Sandbach. Occupiers close by include Hallmark, Costa, Lloyds Bank, Thomas Cook and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained offices above, which are separately accessed from the front. There is a small external store to the rear of the shop.

VAT

VAT is not applicable to this lot.

Planning (2)

The offices may have potential for residential conversion subject to obtaining all the necessary consents.

All enquiries: www.cheshireeast.gov.uk

Tel: 0300 123 5014.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing of the offices held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 24th June by emailing: viewings@allsoy.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 169 Sandbach'.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	DEBRA	Gross Frontage 10.35 m (33' 11") Net Frontage 9.30 m (30' 6") Shop Depth 15.40 m (50' 6") Built Depth 16.95 m (55' 7")	5 years from 01.05.2015 Effectively FR & I subject to a service charge cap	£10,500 p.a.	Reversion 2020
Offices	Vacant	First Floor Offices (2)	147 sq m (1,580 sq ft)	—	

(1) Website Address: www.debra.org.uk

For the year ended 31st December 2013, DEBRA did not report a turnover but reported a pre-tax profit of £720,000, shareholders' funds of £4.659m and a net worth of £5.058m. (Source: Experian 28.05.2015)

Total £10,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor K Miller Esq, Marks Miller & Co. Tel: 01277 633991 e-mail: kcmiller@marksmiller.co.uk

Joint Auctioneer D Green Esq, David Brown Surveyors. Tel: 0207 907 1803 e-mail: dgreen@davis-brown.co.uk



Sandbach

1/1A Welles Street Cheshire CW11 1GT

- **Freehold Shop Investment and Vacant Office**
- Affluent market town
- Charity shop let to DEBRA on a new lease expiring in 2020
- Vacant self-contained offices totalling 147 sq m (1,580 sq ft) with potential for residential conversion subject to all the necessary consents (2)
- No VAT applicable
- Total Current Rents Reserved

£10,500 pa

Plus Vacant Offices

**SIX WEEK COMPLETION
AVAILABLE**

