



Tenure

Virtual Freehold. Held for a term of 999 years from 24th June 1861 (thus having some 848 years unexpired) at a peppercorn rent.

Location

Earlestown forms the western part of Newton-le-Willows with the Metropolitan Borough of St Helens. The town is located a short distance to the east of St Helens, between the M6 and M26 motorways (Junction 23 and 9 respectively). The property is situated in the town centre on the south side of the pedestrianised Market Street, equal distance between its junction with Bridge Street and the Market Square (estimated 250 parking spaces).

Occupiers close by include Wilkinson, Superdrug, Boots, Greggs, Heron Foods, NatWest, Job Centre, Coral, Betfred and William Hill. There is a large Tesco Supermarket to the rear of the property together with an estimated 250 space car park.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage and staff accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.14 m	(26' 8")
Net Frontage	6.82 m	(22' 5")
Shop and Built Depth	16.94 m	(55' 7")
Ground Floor	122.20 sq m	(1,315 sq ft)
First Floor	122.20 sq m	(1,315 sq ft)
Total	244.40 sq m	(2,630 sq ft)

Tenancy

The entire property is to be let to SHOE ZONE LIMITED for a term of 10 years from completion at a rent of £12,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a photographic schedule of condition.

(1) The tenant will have an option to determine the lease at the fifth anniversary.

Tenant Information

No. of Branches: 570.

Website Address: www.shozone.com

For the year ended 1st January 2011, Shoe Zone Limited reported a turnover of £185,608,000, a pre-tax profit of £10,543,000 and a net worth of £44,859,000.

(Source: riskdisk.com 24.05.2012.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to our Joint Auctioneer.

Newton-le-Willows

19-23 Market Street

Earlestown

Merseyside

WA12 9BQ

Virtual Freehold Shop Investment

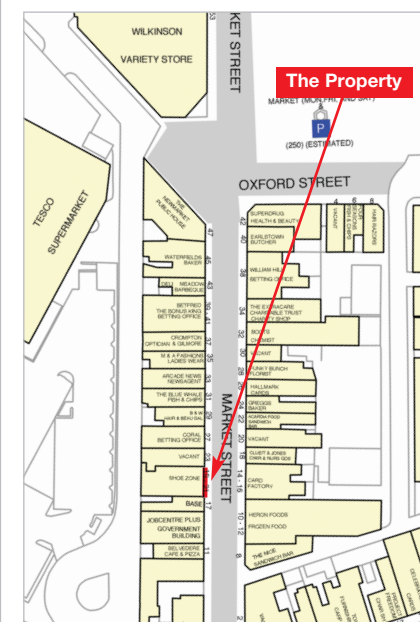
- To be let to Shoe Zone Ltd on a new 10 year lease (1)
- Pedestrianised town centre position
- Nearby occupiers include Boots, Greggs, Superdrug, Wilkinson, Tesco and NatWest
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved

£12,000 pa

On the Instructions of

Shoe Zone

SIX WEEK COMPLETION AVAILABLE



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 M Hardy Esq, Shoe Zone Group. Tel: 0116 222 3000 e-mail: mih@shozone.com

Joint Auctioneer D Williams Esq, Ramsdens. Tel: 0156 479 6800 Fax: 0156 479 2888 e-mail: dw@ramsdens.com