



### Tenure

Freehold.

### Location

Middlewich is a prosperous Cheshire town with a population of over 10,000, lying six miles south-east of Northwich just off Junction 18 of the M8 Motorway.

The property is situated in the town centre on the south side of Wheelock Street, close to the junction with Dierdens Terrace.

Occupiers close by include Tesco Express, Betfred, Barclays Bank, Coral and Rowlands Pharmacy.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop with 3 bedroom maisonette above.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allcop.co.uk](http://www.allcop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

| No.                    | Present Lessee              | Accommodation (1)                  | Lease Terms                                    | Current Rent<br>£ p.a. | Next Review/<br>Reversion |
|------------------------|-----------------------------|------------------------------------|--|------------------------|---------------------------|
| Ground Floor           | Cups & Cakes (Cheshire) Ltd | Ground Floor 71.5 sq m (770 sq ft) | For a term of years expiring 09.04.2018 IR & I | £6,240 p.a.            | Reversion 2018            |
| First and Second Floor | Individual                  | 3 Bedroom Maisonette               | Assured Shorthold Tenancy expiring March 2017  | £6,000 p.a.            | Reversion 2017            |

(1) Not inspected by Allsop. Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £12,240 p.a.**

## Middlewich

### 9 Wheelock Street Cheshire CW10 9AG

- **Attractive Freehold Shop and Flat Investment**
- Situated in heart of prosperous Cheshire market town
- Comprises a shop and self-contained 3 bedroom flat
- Mixed use transaction, therefore higher stamp duty rates not payable
- VAT not applicable
- Total Current Rents Reserved  
**£12,240 pa**

