

Nantwich
1-7 High Street
Cheshire
CW5 5AW

- **Freehold Café/Bar and Gym Investment**
- Comprising a total of 513.80 sq m (5,531 sq ft)
- Café/bar let until 2030 (no breaks)
- Prominent town centre position
- No VAT applicable
- Total Current Rents Reserved

£40,460 pa



Tenure
Freehold.

Location

Nantwich is a popular and prosperous small town 20 miles south-east of Chester and 5 miles west of Crewe. The town enjoys excellent communications, being within 9 miles of the M6 Motorway (Junction 16) and having regular rail services both at Nantwich and Crewe Rail Stations. The property is well located in a prominent corner position on the north side of High Street, at its junctions with Waterlode (B5341) and Welsh Row, in the heart of Nantwich town centre. Nantwich Rail Station lies some 0.4 miles south-east of the property. Occupiers close by include Ladbrokes, Age UK, B&M Bargains, Boots Chemist, Subway, Barnardo's, Superdrug, Specsavers, Yorkshire Building Society, Nationwide, Co-op Bank, British Heart Foundation, NatWest, Savers Health & Beauty, Caffè Nero and Edinburgh Woollen Mill, amongst many others.

Description

The property is arranged over ground and one upper floor to provide a large ground floor café/bar with a gym above, access to which is via an entrance on Waterlode. The café/bar benefits from a rear decking used as a smoking area. Externally, the ground floor of the property benefits from an outside dining area.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.



No.	Present Lessee	Accommodation (GIA)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Harrisons Cafébar Ltd	Ground Floor 256.50 sq m (2,761 sq ft)	A term of years from 04.07.2011 and expiring 31.12.2030. Rent review every 3 years FR & I	£31,500 p.a.	Rent Review 2018
First Floor	T Cooper (t/a C2 Fitness)	First Floor 257.30 sq m (2,770 sq ft)	12 years from 24.06.2011 (1) Rent review every 4 years FR & I	£8,960 p.a.	Rent Review 2019
		Total 513.80 sq m (5,531 sq ft)		Total £40,460 p.a.	

(1) Tenant's break option 24th June 2019.

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

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