



### Tenure

Freehold.

### Location

Warrington, with a population of 82,000, is strategically located in the county of Cheshire, 18 miles south-west of Manchester and 20 miles east of Liverpool. The town enjoys excellent motorway links to the M62 via Junction 9, the M6 via Junction 21, and the M56 via Junction 10. The properties are situated on the north side of the pedestrianised Buttermarket Street in the heart of Warrington town centre and occupy a prominent corner position at the junction with Scotland Road. Buttermarket Street leads some 200 yards west to the Golden Square Shopping Centre and Warrington Central Railway Station lies some 350 yards to the north. Occupiers close by include Santander, Yorkshire Bank, TSB Bank, William Hill, Halifax, HSBC and British Heart Foundation amongst many others. Immediately to the north-east of the property is a large office complex mainly occupied by the council.

### Description

The property comprises a large public house together with a retail unit, both arranged on ground and one upper floor.  
43 Buttermarket Street comprises a public house with the main bar and seating area at ground floor level together with kitchen, cellar and storage. To the first floor is a further bar and seating area, customer WCs and staff/ancillary accommodation. The property benefits from a ground floor outdoor seating area and a small first floor balcony.  
41 Buttermarket Street comprises a ground floor shop with ancillary accommodation on the first floor over.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

Range from EPC Rating 76-100 Bands B-D (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
43	JD Wetherspoon plc (1)	Ground Floor First Floor Raised First Floor Total	30 years from 16.11.2009 Rent reviews every 5th year (2) Lessee's option to break 16.11.2024 Effectively FR & I. Landlord Insures	£53,750 p.a.	Rent Review 2019 to 7.5% of the Rent passing
41	Cash Converters UK Ltd (3)	Gross Frontage Net Frontage Shop Depth Built Depth First Floor	10 years from 01.09.2010 (4) Rent review at the 5th year Effectively FR & I. Landlord Insures	£22,500 p.a.	Rent Review 2015
		370.20 sq m 277.60 sq m 55.30 sq m 703.10 sq m	(3,985 sq ft) (2,988 sq ft) (595 sq ft) (7,568 sq ft)		
		10.65 m 8.75 m 13.75 m 15.45 m 92.20 sq m	(34' 11") (28' 8") (45' 2") (50' 8") (992 sq ft)		

(1) For the year ended 27th July 2014, JD Wetherspoon plc reported a turnover of £1.409bn, a pre-tax profit of £78.365m, shareholders' funds of £227.168m and a net worth of £200.330m. (Source: Experian 29.04.2015.)

(2) The rent on review is to be increased by 7.5% of the rent passing.

(3) For the year ended 30th June 2014, Cash Converters UK Ltd reported a turnover of £55.273m, a pre-tax loss of £4.669m, shareholders' funds of £13.018m and a net worth of £7.22m. (Source: Experian 29.04.2014.)

(4) The Lessee's break option on 1st September 2015 has not been operated.

**Total £76,250 p.a.**

## Warrington

### 41/43 Buttermarket Street

### Cheshire

### WA1 2LY

- **Attractive Town Centre Freehold Public House and Retail Investment**
- Pub let to JD Wetherspoon plc on a lease expiring 2039 (subject to break)
- Fixed Rent Review 2019 to 7.5% of rent passing
- Shop let to Cash Converters UK Ltd
- Total Current Rents Reserved  
**£76,250 pa**

**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

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