

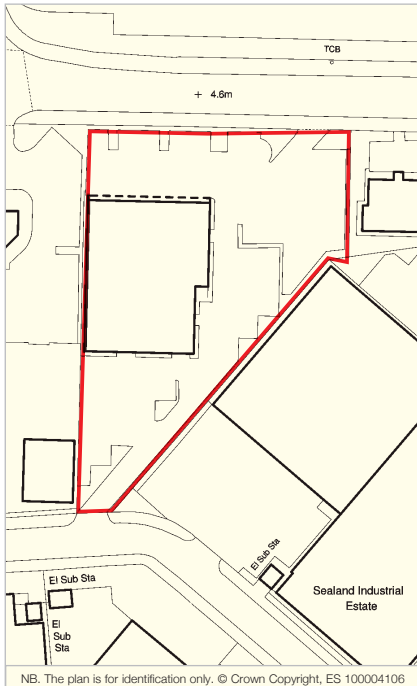
# Chester

## 2B Knutsford Way Sealand Industrial Estate Cheshire CH1 4LS

- **Freehold Peppercorn Ground Rent Secured on 0.9 Acre Site**
- Let for 999 years
- Original tenant (1980) Scottish & Newcastle Ltd, now occupied as Peugeot showroom
- User restrictions in lease
- Current Fixed Rent Reserved

## Peppercorn

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

The historic and affluent cathedral city of Chester, with a population in excess of 120,000, is the administrative centre for the county of Cheshire and is an important tourist destination attracting over eight million visitors per annum. Chester has excellent road communications with the M56 and M53 motorways located within four miles of the northern edge, providing access to North Wales and the North West. The property is situated about 1.3 miles west of the city centre on the established Sealand Industrial Estate along Sealand Road (A548). Access to the M56 Motorway is about four miles to the north via the A540.

Occupiers close by include Tesco, HSS, B&Q and BMW, while a number of major retailers are represented in the Greyhound Park which is directly opposite, including John Lewis, Boots, Next, Argos, Currys, KFC, Next and Halfords.

### Description

The property comprises a level 0.9 acre site, roughly triangular in shape, which enjoys access off both Sealand Road and Knutsford Way to the rear. A building has been erected on the site, currently used as a Peugeot car showroom, which extends to 1,165 sq m (12,540 sq ft) (Source: VOA).

### Tenancy

The entire property was initially let to CHAMOSS INTERNATIONAL LTD (on assignment from Scottish & Newcastle plc) for a term of 999 years from 4th September 1998 at a current rent of a peppercorn, without review. The lease provides for the uses to be inter alia "display and sale of new and used motor cars...together with servicing facilities". Certain uses are prohibited, including "the sale, distribution and storage of petroleum and...office accommodation for the provision of financial and professional services". Further details are set out in the lease. The property has been underlet to Volkswagen Financial Services (UK) Ltd, sub-underlet to, and occupied by Swansway Garages Limited.

### VAT

VAT is not 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

For EPC Rating please see website.

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 Rose Esq, Liefman Rose & Co. Tel: 0161 740 7878 e-mail: [liefmanrose@gmail.com](mailto:liefmanrose@gmail.com)