

Widnes

Upton Rocks District Centre Queensbury Way Upton Rocks WA8 9BD

- **Virtual Freehold Modern Shop and Veterinary Practice Investment**
- Tenants include Barnardo's, Bargain Booze, Petsco and Subway Realty Ltd
- Forms part of a larger modern development in a densely populated suburb of Widnes
- Total Current Rents Reserved
£81,000 pa

**FIVE WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. Held for a term of 999 years from 24th October 2015 at a nil ground rent.

Location

Widnes, with a population in excess of 55,000, is a popular Cheshire town with a busy retail centre. The town boasts good road communications, being situated on the A562 some 4 miles south of Junction 7 of the M62, 5 miles north of Junction 12 of the M56 and 12 miles south-east of Liverpool. Widnes is likely to further improve on completion of the new 6-lane bridge over the Mersey which is scheduled for completion in 2017. The property is situated in a modern development on the east side of Queensbury Way in a residential suburb of Widnes. Widnes town centre is some 2 miles to the south-east of the property, with Widnes Rail Station being some 0.9 miles to the south-west.

The properties are adjacent to a new Morrisons Local and a Greene King Public House, whilst there has been extensive residential development in the area immediately surrounding the property with an estimated 2,500 units built over the last 5 years.

Description

The property is arranged on ground floor only to provide four individual retail units forming part of a larger modern development. The development benefits from on-site parking, whilst there is rear loading access to each of the units.

VAT

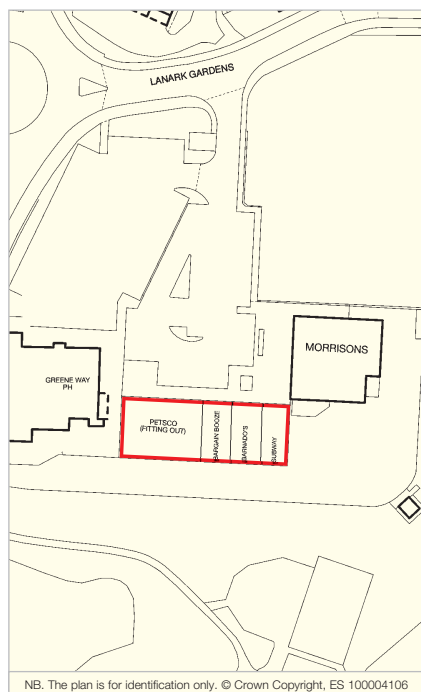
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Units A & B EPC Ratings 30 Band B (Copies available on website).
Units C & D EPC Ratings 31 Band B (Copies available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A	Petsco Ltd (t/a White Cross Vets) (1)	Gross Frontage 16.15 m Net Frontage 11.20 m Shop & Built Depth 13.50 m	(52' 11") (36' 9") (44' 4") 15 years from 25.08.2015 Rent review every fifth year Subject to a 12 month rent free period (4) FR & I	£30,000 p.a.	Rent Review 2020
Unit B	Clamco Ltd (t/a Bargain Booze)	Gross Frontage 7.20 m Net Frontage 5.60 m Shop & Built Depth 13.50 m Ground Floor 89.5 sq m	(23' 7") (18' 5") (44' 4") (963 sq ft) 20 years from 04.09.2015 Rent review every fifth year Subject to a 3 month rent free period (4) FR & I	£18,000 p.a.	Rent Review 2020
Unit C	Barnardo's (2)	Gross Frontage 7.45 m Net Frontage 5.80 m Shop & Built Depth 13.50 m Ground Floor 95.2 sq m	(24' 5") (19') (44' 4") (1,025 sq ft) 10 years from 14.08.2015 Rent review every fifth year Subject to a 2 month rent free period (4) FR & I	£18,000 p.a.	Rent Review 2020
Unit D	Subway Realty Ltd (3)	Gross Frontage 8.70 m Net Frontage 5.50 m Shop & Built Depth 13.50 m Ground Floor 95.7 sq m	(28' 6") (18') (44' 4") (1,030 sq ft) 10 years from 14.08.2015 Rent review every fifth year Subject to a 2 month rent free period (4) FR & I	£15,000 p.a.	Rent Review 2020

(1) White Cross Vets has been established since 1937 and runs fourteen vet practices in the UK. www.whitecrossvets.co.uk.

(2) For the year ended 31st March 2014, Barnardo's did not report a turnover, but did report a pre-tax profit of £7.353m, shareholders' funds of £21.340m and a net worth of £21.340m. (Source: riskdisk.com 28.10.2015).

(3) For the year ended 31st December 2014, Subway Realty Ltd reported a turnover of £28.613m, a pre-tax profit of £1.946m, shareholders' funds of £655,859 and a net worth of £655,859. (Source: riskdisk.com 28.10.2015).

(4) The Vendor will top up the rent from completion of the sale until the expiry of the rent free period by way of a reduction in the purchase price, such that the Buyer in effect receives £81,000 p.a. from completion of the sale.

Total £81,000 p.a.

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 Susan Warden, Hewlett Swanson Commercial Law Ltd. Tel: 0161 441 4766 e-mail: susan.warden@hewlettswanson.com

PETSCO ARE DUE TO START
SHOP FITTING SHORTLY

