

Warrington

Dunelm Mill

Parker Street

Cheshire

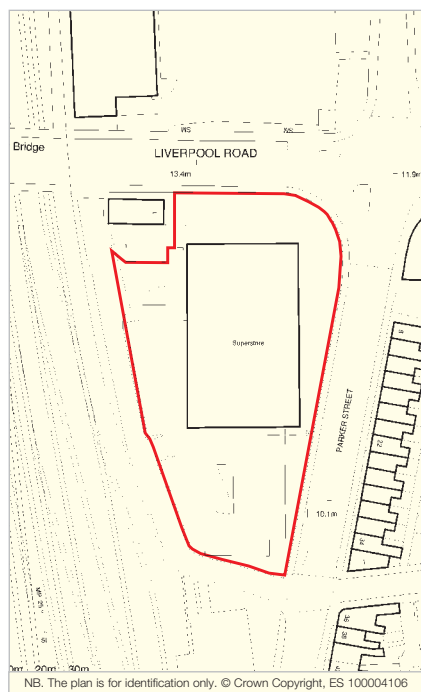
WA1 1LT

- **Freehold Retail Warehouse Investment**
- 2,149.96 sq m (23,142 sq ft) retail warehouse on a 0.57 hectare (1.41 acre) site
- Let to Dunelm (Soft Furnishings) Ltd
- Adjacent to Warrington Bank Quay Station
- Rent Reversion 2017
- Current Rent Reserved

£175,000 pa

SIX WEEK COMPLETION AVAILABLE

On the Instructions of N Kahn & P Bowers as Fixed Charge Receivers



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 property is situated fronting Parker Street at its junction with Liverpool Road (A5061) and lies adjacent to Warrington Bank Quay Station.

Occupiers close by include Aldi and Iceland whilst the Golden Square Shopping Centre and prime retail core is approximately 300 metres to the north-west.

Description

The property is arranged on ground and mezzanine floors to provide a detached retail warehouse with ground floor sales and mezzanine storage. The property benefits from ample on-site parking for 73 cars.

The property provides the following accommodation and dimensions:

Ground Floor	1,800.46 sq m	(19,380 sq ft)
Mezzanine Floor	349.50 sq m	(3,762 sq ft)
Total	2,149.96 sq m	(23,142 sq ft)

Tenancy

The entire property is at present let to DUNELM (SOFT FURNISHINGS) LTD by way of a lease renewed for a further 5 years from 1st October 2012 at a current rent of £175,000 per annum, exclusive of rates.

The lease contains repairing and insuring covenants. The tenants have a 9 month rent free period which the Vendor will top up from completion until 30th June 2013 such that the purchaser in effect receives the equivalent of £175,000 per annum from completion.

Tenant Information

No. of Branches: 127.

Website Address: www.dunelm-mill.com

For the year ended 2nd July 2011, Dunelm (Soft Furnishings) Ltd reported a turnover of £538.474m, a pre-tax profit of £84.364m, Shareholders Funds of £16.652m and a net worth of £61.960m. (Source: riskdisk.com 17.09.2012.)

VAT

VAT is applicable to this lot.

Documents

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

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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