

Chester

Units 1-6

Old Port Square

South View Road

Earls Port

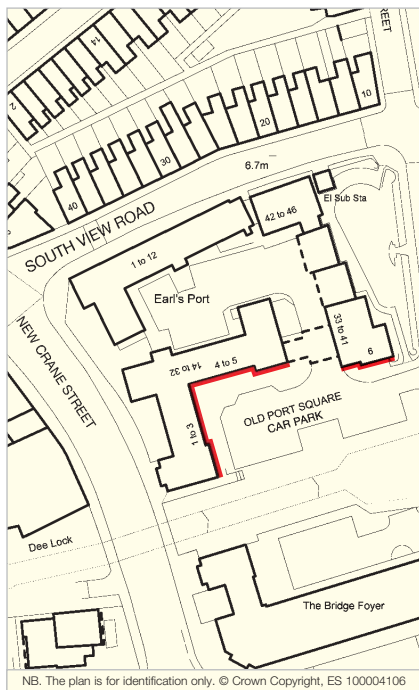
Cheshire

CH1 4JP

- Freehold Car Park and Long Leasehold Shop Investment
- 6 shops
- Attractive waterside location
- Rent Reviews and Reversions from 2012
- Total Current Gross Rents Reserved

£33,750 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold and Part Long Leasehold. The shop units are held by way of a number of 99 year leases from February 1998 (thereby having 86 years unexpired) at nominal ground rents. The car park to the front of the shops is offered freehold.

Location

The attractive historic cathedral city of Chester with a population of some 80,000, is the county town of Cheshire and is located on the River Dee. The city lies some 34 miles south-west of Manchester and 16 miles south of Liverpool. It is easily accessible via the M53 and M56 motorways which provide easy access to the national motorway networks and is also 2 miles from the A55 expressway which gives access to North Wales. The property is situated to the west of the city centre and forms part of an attractive modern residential development at the Old Port, adjacent to the Chester Canal. Accessible to the city centre is via the New Crane Street (A548). The Greyhound Park Retail Park and Chester Retail Park are approximately ½ mile to the north and Chester Racecourse is a short distance to the south.

Description

The property is arranged on ground floor only to provide a terrace of 6 shop units. The upper floors are not included in the sale. Units 1, 2 & 3 benefit from rear access off New Crane Street. To the front is the car park area which is owned freehold.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 105 Chester.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Find a Blind	Gross Frontage 5.65 m Net Frontage 3.75 m Shop & Built Depth 11.85 m	(18' 5") (12' 3") (38' 9") 5 years from 17.02.10 Without rent review FR & I	£5,400 p.a.	Reversion 2015
2	Rick Hopley (t/a De Novo Kitchens)	Gross Frontage 4.45 m Net Frontage 3.20 m Shop & Built Depth 6.70 m	(14' 6") (10' 5") (21' 10") 5 years from 07.07.08 Without rent review FR & I	£5,200 p.a.	Reversion 2013
3	Philip Dougherty (t/a The Cake Fairy Café)	Gross Frontage 6.95 m Net Frontage 5.30 m Shop & Built Depth 6.60 m	(22' 8") (17' 1") (21' 6") 7 years from 20.12.05 Rent review after 3 years FR & I	£4,750 p.a.	Reversion 2012
4	Nicholas Wheeler (t/a Inside Architecture)	Gross Frontage 7.40 m Net Frontage 5.30 m Shop & Built Depth 6.45 m	(24' 3") (17' 4") (21' 2") 5 years from 01.11.07 Without review FR & I	£4,600 p.a.	Reversion 2012
5	William Meadows	Gross Frontage 7.30 m Net Frontage 5.30 m Return Net Frontage 2.50 m Shop & Built Depth 14.20 m	(23' 9") (17' 4") (8' 2") (46' 6") 10 years from 01.04.11 Rent review every 5th year FR & I	£9,000 p.a.	Rent Review 2016
6	Hydrozone	Gross Frontage 7.30 m Net Frontage 4.15 m Return Net Frontage 4.15 m Shop & Built Depth 6.40 m	(23' 9") (13' 6") (13' 6") (21') 3 years from 01.03.11 Without review FR & I	£4,800 p.a.	Reversion 2014

Total £33,750 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 N Sweeney Esq, MSB Solicitors. Tel: 0151 281 9040 Fax: 0151 254 1652 e-mail: nicksweeney@msbsolicitors.co.uk