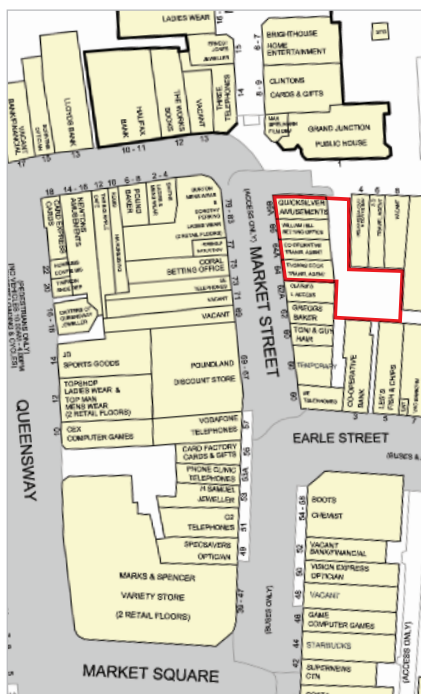


# Crewe

64, 64A, 66 and 66A  
Market Street  
Cheshire  
CW1 2HD

- Four Well Located Freehold Shop Investments
- Comprises four individual retail units plus car park at rear
- Situated in Crewe town centre within close proximity to The Market Shopping Centre
- Tenants include William Hill, Co-op Travel and Thomas Cook
- Total Current Rents Reserved  
**£136,690 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Crewe, with a population of approximately 63,500, is an important commercial centre serving the affluent South Cheshire region, and is located some 8 km west of junctions 16 and 17 of the M6 Motorway. The town is home to the UK headquarters of the car maker Bentley and is a proposed hub station on Phase 2 of the HS2 rail line. The property is located on the east side of Market Street, at its junction with both Victoria Street and Heath Street, in the pedestrianised heart of Crewe town centre. The property is opposite the entrance to The Market Shopping Centre. Occupiers close by include Burton/Dorothy Perkins, Coral, EE (all opposite), Greggs, Toni & Guy, Vodafone, Co-op Bank, Halifax, Lloyds Bank, Three and Poundland amongst many others with Marks & Spencer further south on Market Street.

## Description

The properties are arranged on ground and one upper floor to provide four shop units to the ground floor, each with ancillary accommodation to the upper floor, together with a car park to the rear. The properties form the northern part of a larger parade, the remainder of which is not included in the sale.

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
66A	RAL Ltd (2) (t/a Quicksilver)	Gross Frontage 5.75 m (18' 10") Net Frontage 5.10 m (16' 9") Ground Floor (1) 77.29 sq m (832 sq ft) First Floor (1) 70.33 sq m (757 sq ft)	15 years from 29.09.2004 Rent review every 10th year FR & I	£43,000 p.a.	Reversion 2019
66	William Hill Organization Ltd (3)	Gross Frontage 5.55 m (18' 3") Net Frontage 5.05 m (16' 7") Ground Floor (1) 69.77 sq m (751 sq ft) First Floor (1) 61.87 sq m (666 sq ft)	20 years from 01.08.2013 Rent review every 5th year Tenant break clause 05.10.2018 and every 5 years thereafter FR & I	£30,700 p.a.	Rent Review 2018
64A	TCCT Retail Ltd (4) (t/a Co-op Travel)	Gross Frontage 5.55 m (18' 3") Net Frontage 5.10 m (16' 9") Ground Floor (1) 69.68 sq m (750 sq ft) First Floor (1) 61.96 sq m (667 sq ft)	5 years from 28.11.2013 Tenant break 27.11.2016 FR & I	£31,450 p.a.	Reversion 2018
64	TCCT Retail Ltd (5) (t/a Thomas Cook)	Gross Frontage 5.75 m (18' 10") Net Frontage 5.05 m (16' 7") Ground Floor (1) 66.89 sq m (720 sq ft) First Floor (1) 58.43 sq m (629 sq ft)	5 years from 28.11.2013 Tenant break 27.11.2016 FR & I	£30,340 p.a.	Reversion 2018
Car Park	8 Spaces		Monthly Licences	£1,200 p.a.	—

(1) Areas provided by the Vendor.

(2) For the financial year ended 13th June 2015, RAL Ltd reported a turnover of £60.811m, a pre-tax profit of £3.311m, shareholders' funds of £22.716m and a net worth of £20.743m. (Source: 04.04.2016)

(3) For the financial year ended 29th December 2015, William Hill Organization Ltd reported a turnover of £873.9m, a pre-tax profit of £246.4m, shareholders' funds of £206.9, and a negative net worth of £625m. (Source: Experian 04.04.2016.)

(4) Website Address: [www.co-operativetravel.co.uk](http://www.co-operativetravel.co.uk)

(5) Website Address: [www.thomascook.com](http://www.thomascook.com)

**Total £136,690 p.a.**