



Tenure

Long Leasehold. Held for a term of 999 years from 6th March 2006 (thus having some 991 years unexpired) at a peppercorn ground rent.

Location

Nantwich is a popular and prosperous small town 20 miles south-east of Chester and 5 miles west of Crewe, serving a population of some 14,000. The town enjoys excellent communications, being within 9 miles of the M6 motorway (Junction 16) having regular rail services both at Nantwich and Crewe Rail Stations.

The property is situated on the north side of Hospital Street, a short distance to the east of the pedestrianised High Street.

Occupiers close by include Costa (adjacent), together with a number of boutique style retailers, whilst occupiers on nearby Pillory Street and High Street include HSBC, WH Smith, RBS, Holland & Barrett and Fat Face amongst others.

Description

The property is arranged on ground floor only of a Grade II Listed building and is currently fitted out as a café with rear kitchen, office and WC. There is also an external rear store.

The property provides the following accommodation and dimensions:

Ground Floor 129.2 sq m (1,391 sq ft)

Tenancy

The property is at present let to AROMA CAFE BAR LIMITED for a term of 10 years from 15th June 2012 at a current rent of £32,500 per annum. The lease provides for a fixed rent uplift on 14th June 2017 to £36,770.77 p.a. and contains full repairing and insuring covenants. (1) There is a tenant's option to determine the lease on 14th June 2017. NB. A rent deposit of £18,000 is held.

Tenant Information

Aroma Café Bar Ltd opened in Nantwich in 2007 and is one of three stores the company now operates in the north-west of England.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Nantwich
7 Hospital Street
Cheshire
CW5 5RH

- **Virtual Freehold Shop Investment**
- **Affluent and attractive Cheshire town**
- **Town centre location adjacent to Costa**
- **Lease expires 2022 (1)**
- **Current Gross Rent Reserved**

£32,500 pa
Rising to £36,770.77 pa in 2017 (1)

SIX WEEK COMPLETION AVAILABLE

