

# Tenure

Freehold.

### Location

Runcorn, with a population of some 61,000, is situated on the south bank of the River Mersey some 15 miles north-east of Chester and close to the M56 Motorway (Junction 12).

The property is situated on the north side of the pedestrianised Church Street.

Occupiers close by include Barnardo's (adjacent), Costa (opposite) William Hill, Savers, Thomas Cook, and Greggs.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit with disabled WC and staff kitchen area to the rear. The first floor above is accessed via a hatch and is not presently used by the tenant.

| The property provides the following accommodation and dimensions: |            |               |
|---|------------|---------------|
| Gross Frontage  | 5.45 m     | (17' 10")     |
| Net Frontage  | 5.10 m     | (16' 9")      |
| Shop Depth  | 21.95 m    | (72' 0")      |
| Built Depth   | 23.75 m    | (77' 11")     |
| Ground Floor  | 115.1 sq m | (1,239 sq ft) |
| First Floor – No Access   |            |               |

### Tenancy

The entire property is at present let to SPORTSWIFT LTD (t/a Card Factory) for a term of 5 years from 3rd June 2016 at a current rent of  $\pounds17,500$  per annum. The lease contains full repairing and insuring covenants.

### **Tenant Information**

#### No. of Branches: 850+.

Website Address: www.cardfactory.co.uk For the year ended 31st July 2017, Sportswift Ltd reported a turnover of £379.54m, a pre-tax profit of £81.718m, shareholders' funds of £63.661m and a net worth of £62.010m. (Source: Experian 12.02.2018.)

# 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**

EPC Rating 100 Band D (Copy available on website).

# **Runcorn**

18A Church Street Cheshire WA7 1LR

# • Freehold Shop Investment

- Let to Sportswift Ltd (t/a Card Factory)
- Recently fitted out shop unit
- Lease expires 2021
- No VAT applicable
- Pedestrianised position
- Current Rent Reserved

# £17,500 pa

# SIX WEEK COMPLETION AVAILABLE





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 Ms A Punyer, DMB Law. Tel: 01732 228803 e-mail: anita@dmblaw.co.uk OT