



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).

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

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.

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		

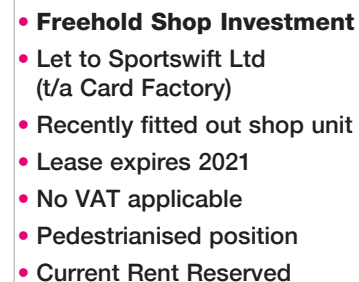
The entire property is at present let to SPORTSWIFT LTD (t/a Card Factory) for a term of 5 years from 3rd June 2016 at a current rent of £17,500 per annum. The lease contains full repairing and insuring covenants.

For the year ended 31st July 2017, Sportsworld 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 is not applicable to this lot.

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

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



**SIX WEEK COMPLETION
AVAILABLE**

