

Nantwich

The Shroppie Fly

Shropshire Street

Audlem

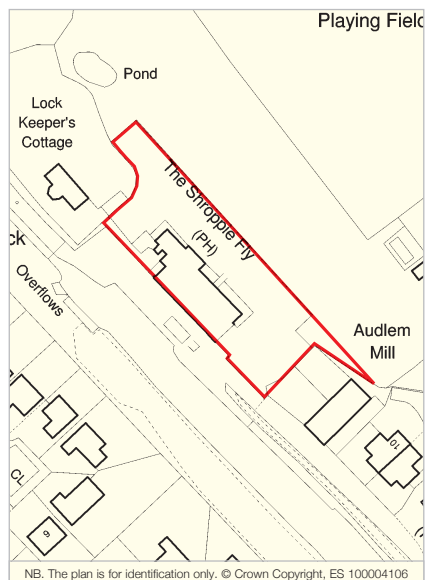
Cheshire

CW3 0DX

- **Attractive Long Leasehold Public House Investment**
- Public house and car park let to Punch Partnership (PTL) Limited until 2074
- Attractive canalside location
- 7 yearly rent reviews on public house
- Rent Review 2023 (2016 review outstanding)
- Current Net Rent Reserved

£8,145 pa

SIX WEEK COMPLETION AVAILABLE



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Tenure

Leasehold. Both the pub and car park are held for a term of 125 years from 23rd February 2005 (thus having some 112 years unexpired) at a fixed ground rent of £5 per annum.

Location

Audlem is a large village approximately 7 miles south of Nantwich. Nantwich is a popular and prosperous small town 20 miles south-east of Chester and 5 miles west of Crewe. The town enjoys excellent communications, being within 9 miles of the M6 Motorway (Junction 16) and having regular rail services both at Nantwich and Crewe Rail Stations.

The property is located to the east of the Shropshire Union Canal main line, next to the Audlem Mill Canal Shop and Workshop.

The property is close to the local trading area, with occupiers including Co-op Food, Jo's Couture Cakes and Dressing Rooms, amongst other local traders.

Description

This attractive detached property is arranged on ground and one upper floor to provide a public house/restaurant on the ground floor with ancillary accommodation above.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website 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
The Shroppie Fly Public House	Punch Partnership (PTL) Limited (rent is currently being paid by Heineken)	Ground Floor 249.25 sq m (2,683 sq ft) First Floor 116.10 sq m (1,250 sq ft) Total 365.35 sq m (3,933 sq ft)	99 years from 01.01.1974 Rent reviews every 7th year (1) FR & I	£8,000 p.a.	Rent Review 2023 (2016 review outstanding)
Car Park	Punch Partnership (PTL) Limited	Car Park – 31 spaces	99 years from 25.03.1974 FR & I	£150 p.a.	Reversion 2073

(1) Rent reviews to 0.91% of the capital value of the freehold with vacant possession.

Total £8,150 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 Ms S Leigh, Shepherd & Wedderburn. Tel: 0207 429 4900 e-mail: scarlettleigh@shepwedd.co.uk