

Chester

16 Chester Street Saltney Cheshire CH4 8BJ

- **Freehold Shop and Residential Investment**
- Shop let to Subway Realty Limited until 2028
- Includes a recently refurbished self-contained flat above
- Prominent location on A5104 in busy suburb
- Shop Rent Review 2023
- No VAT applicable
- Current Rent Reserved

£25,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The historic and affluent cathedral city of Chester, with a population in excess of 120,000, is the administrative centre for the county of Cheshire and is an important tourist destination attracting over eight million visitors per annum. Chester has excellent road communications, with the M56 and M53 motorways located within four miles of the northern edge, providing access to North Wales and the North West.

The property is situated on the north side of the established neighbourhood parade Chester Street (A5104), between its junctions with Mount Pleasant and Curzon Street.

Occupiers close by include Domino's Pizza, McColl's and Post Office, amongst a range of local traders in a predominantly residential area.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a recently refurbished self-contained flat above. To the rear of the property is a large yard with car parking for some two cars.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 47 Band B (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16	Subway Realty Limited (1)	Gross Frontage 5.80 m (19' 0") Net Frontage 4.30 m (14' 2") Shop Depth 11.25 m (36' 10") Built Depth 17.80 m (58' 5") Ground Floor 74.05 sq m (797 sq ft)	10 years from 10.04.2018 Rent review and tenant's option to break in the 5th year Effectively FR & I	£18,000 p.a.	Rent Review 2023
16A	Rental Guarantee	First Floor Flat – Two Rooms, Kitchen, Bathroom	6 month rental guarantee	£7,500 p.a. (Annualised)	–

(1) Website Address: www.subway.co.uk
For the year ended 31st December 2017, Subway Realty Ltd reported a turnover of £35,424,835, a pre-tax profit of £1,741,628, shareholders' funds and a net worth of £4,337,408. (Source: Experian 03.09.2018.)

Total £25,500 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 Malkin, Nexus Solicitors. Tel: 0161 819 4909 e-mail: sfm@nexusolicitors.co.uk

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