



Tenure

Leasehold. Held for a term of 999 years from 1st October 1973 (thus having some 956 years unexpired) at a fixed ground rent of a peppercorn.

Location

Widnes, with a population in excess of 55,000, is a popular Cheshire town with a busy retail centre. The town boasts good road communications, being situated on the A562 some 4 miles south of Junction 7 of the M62 Motorway, 5 miles north of Junction 12 of the M56 Motorway and 12 miles south-east of Liverpool. Widnes is likely to further improve on completion of the new 6-lane bridge over the Mersey which is scheduled for completion in 2017. The property is situated mid terrace in a busy pedestrianised shopping area in the centre of Widnes.

Occupiers close by include Halifax, Santander, Lloyds, WH Smith, Iceland, Greggs, Clarks Shoes, Betfred, Yorkshire Bank, Vision Express and Morrisons.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation to the rear. The first floor extends over the adjoining shop and is only used in part by the tenant for storage and has the ability to be self-contained.

The property provides the following accommodation and dimensions:

Gross Frontage	7.35 m	(24' 2")
Net Frontage	6.45 m	(21' 2")
Shop Depth	11.50 m	(37' 8")
Built Depth	21.25 m	(69' 8")
Ground Floor	177.7 sq m	(1,912 sq ft)
First Floor	110.5 sq m	(1,189 sq ft)

NB Areas from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to TCCT RETAIL LTD t/a Co-op Travel for a term of 5 years from 1st April 2015 at a current rent of £31,000 per annum. The lease contains full repairing and insuring covenants.

(1) There is a tenant's break option in 2018.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 106 Band E (Copy available on website).

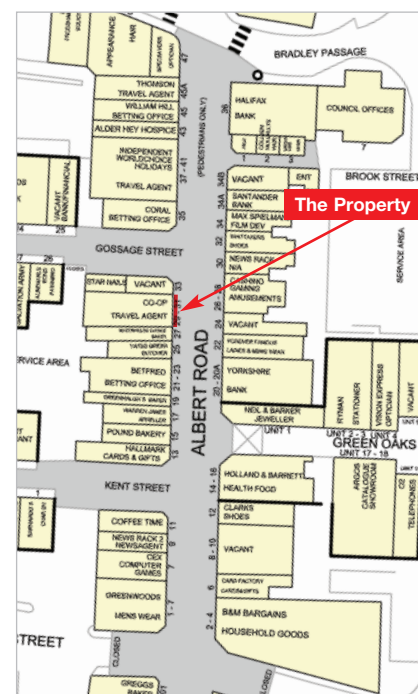
Buyer's Premium

Buyers will pay 1% + VAT of the purchase price towards the seller's costs.

Widnes

29/31 & 33 FF Albert Road
Cheshire
WA8 6JA

- Virtual Freehold Shop Investment
- Pedestrianised town centre location
- Let to TCCT Retail Ltd (t/a Co-op Travel) on a lease expiring 2020 (1)
- Current Rent Reserved
£31,000 pa



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 Sally Pilott, DTM Legal. Tel: 01244 354809 e-mail: sally.pilott@dtmlegal.com
Joint Auctioneer G Fawcett Esq, Fawcett Mead. Tel: 0207 182 7480 e-mail: graham@fawcettmead.co.uk

