



Tenure

Freehold.

Location

Runcorn, with a population of some 64,000, is situated on the south bank of the River Mersey some 15 miles north-east of Chester and close to the M56 motorway.

The property is situated in the town centre on Church Street, opposite its junction with Fryer Street.

Occupiers close by include Johnsons, The Money Shop, JD Wetherspoon, William Hill, Savers, Motor World, Thomas Cook and Age Concern, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	3.19 m	(10' 6")
Internal Width	3.13 m	(10' 3")
Built Depth	14.91 m	(48' 11")
First Floor	17.2 sq m	(185 sq ft)

NB. Dimensions and Areas provided by Vendor.

Tenancy

The entire property is at present let to GREGGS PLC (1) for a term of 5 years from 25th April 2013 at a current rent of £8,000 per annum, exclusive of rates, without review. The lease contains full repairing and insuring covenants.

(1) The tenant has the benefit of a 6 month rent free period which the Vendor will top up upon completion.

Tenant Information

The tenant has been in occupation for in excess of 20 years.

No. of Branches: 1,500.

Website Address: www.greggs.co.uk.

For the year ended 31/12/2011, Greggs plc reported a turnover of £701.088m, a pre-tax profit of £60.5m, shareholders' funds of £198.383m and a net worth of £198.094m.

(Source: riskdisk.com 25.04.13.)

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 78 Band D (Copy available on website).

Runcorn

34 Church Street

Cheshire

WA7 1LR

- **Freehold Shop Investment**
- Let to Greggs plc on a new 5 year lease
- Tenant has been in occupation for in excess of 20 years
- No VAT applicable
- Reversion 2018
- Current Rent Reserved
£8,000 pa ⁽¹⁾

SIX WEEK COMPLETION AVAILABLE

