

Nantwich 28-36 (even) High Street Cheshire CW5 5AS

- **Substantial Freehold Bank, Shop and Office Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2026 without breaks
- Shop let to Savers Health and Beauty Ltd until 2018
- Well located in this prosperous Cheshire town
- Vacant second floor offices
- Bank Rent Review in 2020 to a minimum of £69,552.50 pa
- VAT is not applicable
- Total Current Rents Reserved

**£117,100 pa ⁽³⁾
Plus Vacant Offices**

On the Instructions of
threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Nantwich, with a population of some 14,000, is an established and prosperous town located some 4 miles south-west of Crewe, 19 miles south-east of Chester and 15 miles north-west of Stoke-on-Trent. The town benefits from good road communications being situated at the junction of the A51 and A534 which gives access to Chester/M53 and Junction 17 of the M6 (9 miles to the north-east) respectively. The property, which is in a Conservation Area, is situated in a first class trading position on the pedestrianised High Street in the heart of this popular and prosperous town centre. High Street is the main shopping street and occupiers close by include M&Co, Fatface, Holland & Barrett, W H Smith, Lloyds Bank, Clarks Shoes, Co-op Bank, Cheshire Building Society, Yorkshire Building Society, Edinburgh Woollen Mill and Caffè Nero.

Description

This substantial property is arranged on ground and two upper floors to provide a banking hall (No. 28/36) which benefits from staff ancillary and office accommodation on part of the first floor extending over part of the Savers unit. In addition, No. 28, which is Grade II Listed, provides a ground floor shop unit (Savers) which also benefits from staff ancillary accommodation at the rear of the first floor.

The second floor comprises vacant office accommodation which is approached from the self-contained entrance at the front. In addition, the property benefits from car parking to the rear.

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

For EPC Rating please see website.

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allsop.co.uk. In the subject box of your email, please ensure you enter **Lot 107 Nantwich**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank – No. 28/36	The Royal Bank of Scotland plc (1)	Gross Frontage 13.05 m (42' 9") Shop Depth 28.3 m (92' 10") Built Depth 38.6 m (126' 8") Part First Floor (over Bank) 79 sq m (850 sq ft) Part First Floor (over Savers) 177.6 sq m (1,911 sq ft) (2)	21 years from 09.06.2005 Rent review 2020 to a minimum 7.5% increase FR & I Service charge cap	£64,700 p.a.	Rent Review 2020 to a minimum of £69,552.50 p.a.
Shop Unit – No. 28	Savers Health & Beauty Ltd	Gross Frontage 13.8 m (45' 4") Shop Depth 25.3 m (83' 0") Built Depth 30.0 m (98' 5") First Floor 61.5 sq m (662 sq ft)	5 years from 29.09.2013 FR & I	£52,400 p.a. (3)	Reversion 2018
Second Floor	Vacant	Second Floor Offices 242 sq m (2,605 sq ft)		–	

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers (Source: www.rbs.com).
(2) Not inspected by Allsop. Floor areas sourced from www.2010.voa.gov.uk
(3) The rent will increase from £26,200 pa to £52,400 pa on 29th September 2014. The Vendor will top up the rent until 29.09.2014 such that the purchaser effectively receives £52,400 pa from completion.

Total £117,100 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

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Tushingham Moore
CHARTERED SURVEYORS

