



Boots

Attractive Retail Investment

Fully let to Boots UK Limited

Well Located Freehold Pharmacy Investment

RIDLEYTHAW



Boots

Since 1849

Pharmacy

Beauty

Wellness



12-14 Swine Road, Nantwich, Cheshire, CW5 5LN

Executive Summary

- › Fully Let to Boots UK Limited until 2029 (no breaks).
- › Prominently situated in the popular Nantwich Town Centre.
- › Comprising 4,123 sq.ft of predominantly retail space arranged ground and first floor.
- › Tenant has been in occupation since 1967
- › A 10 year full repairing insuring lease to Boots UK Limited year lease, expiring on 5th September 2029. There is an open market rent review on 6th September 2024.
- › Quoting offers in excess of £725,000 (STC)
- › 7.81% Net Initial Yield

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Nantwich Town Centre

Nantwich is a **popular and prosperous market town** in the unitary authority of Cheshire East in the North Of England.

It is **located approximately 20 miles (32kms) south-east of Chester and 5 miles west of Crewe.**

Nantwich enjoys excellent communications, being within **9 miles of the M6 Motorway** and having **regular rail services** both at **Nantwich and Crewe Rail Stations.**

The property is **well located on the corner of Swine Market and Beam Street**, a short distance from the pedestrianised High Street.

Occupiers close by include **Subway, Home Bargains, Café Nero** and **a number of local traders.**

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Description

The Property comprises a **two-storey mid terrace property** of brick construction with a flat roof.

The footprint of the building occupies the majority of the site with the property benefiting from a rear service yard for deliveries and some parking and the storage of refuse bins etc.

The accommodation is arranged over ground and first floor levels with a gross internal floor area of 4,123 sq.ft (383 m²).



› **Tenure**

The property is held **freehold**

› **Tenancies**

The entire property is **let to Boots UK Limited on an FRI lease for a term of 10 years** expiring on 5th September 2029. The current passing rent is **£60,000 per annum**. There is also an open market rent review at the 5th anniversary.

› **Covenant Status**

Boots UK Limited (Company Number: 00928555) is the UK's **leading pharmacy-led health and beauty retailers** and trade from over **2,200 stores** around the country.

› **A summary of Boots recent accounts is set out opposite**

› **VAT**

The property is **VAT registered** and VAT will be payable on the purchase price.

› **EPC**

The property has an **EPC rating of C** based on an assessment in July 2017.

› **Anti Money Laundering**

In accordance with Anti Money Laundering Regulations, **two forms of identification and confirmation of the source of funding** will be required from the successful purchaser



Boots	2022	2021
Turnover	£6,512,000,000	£5,812,000,000
Pre-tax profit	£2,379,000,000	£2,102,000,000
Shareholder's Funds	£1,815,000,000	£1,628,000,000

Further Information

For further information or to arrange a viewing, please contact:



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Proposal

We are instructed to seek offers in excess of
£725,000 (STC)
(Seven Hundred & Twenty Five Thousand Pounds)

A purchase at this level reflects a Net Initial Yield of 7.81 %, assuming typical purchaser's costs of 6.00%.

The Boots logo, featuring the word "Boots" in a white, elegant, cursive script font.

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