

INVESTMENT SALE

FREEHOLD RETAIL INVESTMENT OPPORTUNITY

UNIT 10-11, THE MARKET CENTRE, CREWE, CHESHIRE CW1 2HU



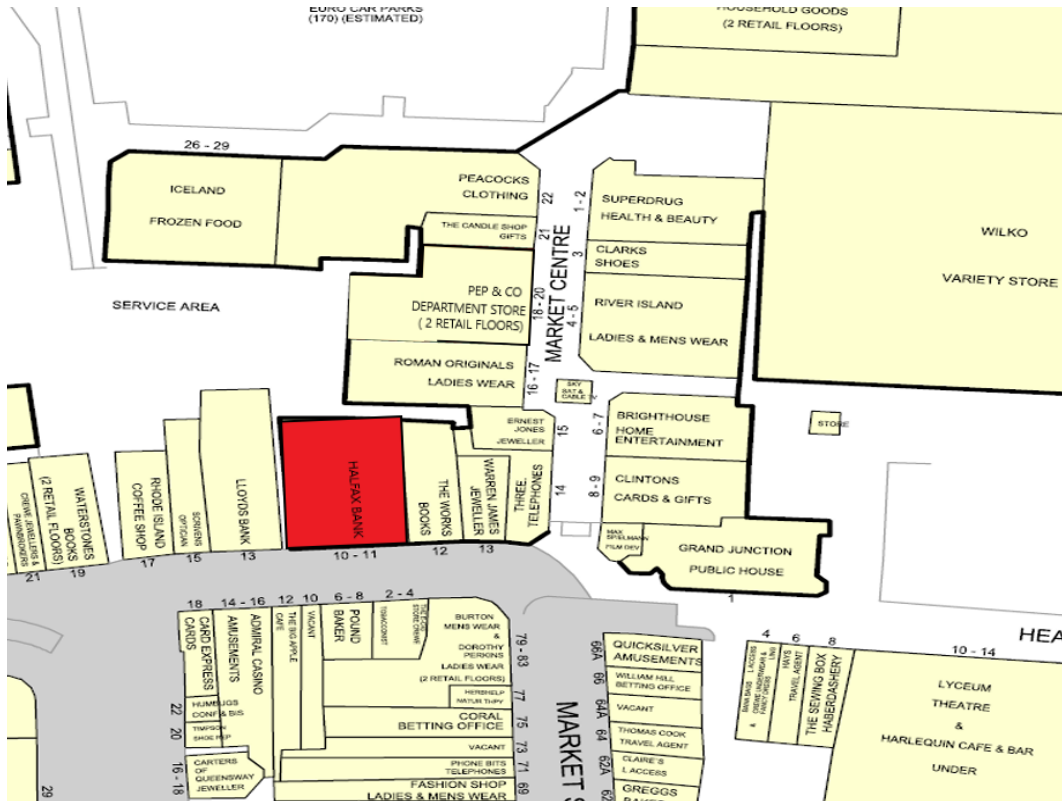
HALIFAX

- Prime investment opportunity in Market Town Centre
- 7,786 sq. ft. (723.60 sq m) over ground and first floors
- Let to Bank of Scotland (t/a Halifax) until 01/09/2026
- Passing rent - £67,000 per annum
- Freehold - offers based on £725,000, equating to a NIY of 8.77%

LOCATION

The property occupies a central location in Crewe, which is an affluent market town situated in the District of Crewe and Nantwich, and the County of Cheshire. The property is located on Victoria Street fronting Market Centre, which is situated within the core retail area of Crewe Town Centre, at the junction of the prime pedestrianised retail thoroughfares of Victoria Street and Market Street. Nearby occupiers include Superdrug, River Island, Lloyds Bank & Iceland Foods.

Crewe lies 24 miles south-east of Chester and 36 miles south-west of Manchester and is one of the largest train stations in the Northwest and a major interchange station on the West Coast main line. Crewe has been proposed as the site of a transport hub for the new HS2 line. Crewe town centre is home to several large employers, including AstraZeneca, Bentleys Motors, Barclays Bank and Network Rail. There are also several business parks around town which host light industry and offices.



DESCRIPTION

The property comprises a large imposing double fronted two storey commercial property, which extends to a total of 7,786 sq. ft. (723.60 sq m) over ground and first floors. The property is fitted out to the tenants usual corporate branding . The first floor comprises offices, plant room, storage, and staff areas.

ACCOMMODATION

| FLOOR | SQUARE FEET | SQUARE METERS |
|--------------|--------------|---------------|
| GROUND | 4,055 | 376.85 |
| FIRST | 3,731 | 346.74 |
| TOTAL | 7,786 | 723.59 |

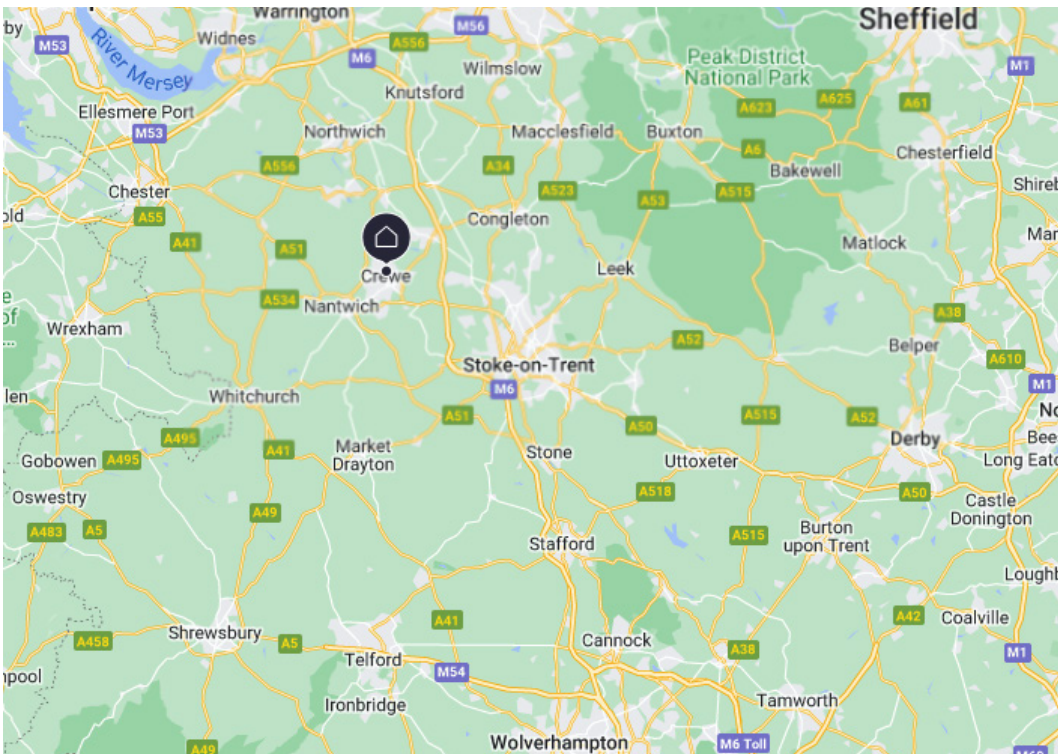
TENANCY

The property is let in its entirety to Bank Of Scotland (trading as Halifax) on 5 year full repairing and insuring lease from 02/09/21, expiring 01/09/2026, at a passing rent of £67,000 per annum.

TENANT PROFILE

Bank of Scotland Plc is a wholly owned subsidiary of Lloyds Banking Group Plc which operates under Halifax, Lloyds Bank and Bank of Scotland. Lloyds Banking Group is the UK's largest digital bank and financial services group.





TENURE

Freehold, subject to the existing tenancy.

PRICE

Offers based on £725,000 plus VAT, equating to a net initial yield of 8.48%.

VALUE ADDED TAX

We are advised that VAT is applicable to the purchase price, although it is anticipated that the sale will be treated as a TOGC.

RATEABLE VALUE

£83,500.

EPC

Available upon request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

SERVICE CHARGE

There is a variable service charge recharged to the occupational tenant, to cover the provision of communal services and maintenance. A copy of the latest service charge budget is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

FOR FURTHER INFORMATION AND VIEWINGS -

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