

Middlewich - 49 Wheelock Street, Cheshire CW10 9AB
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



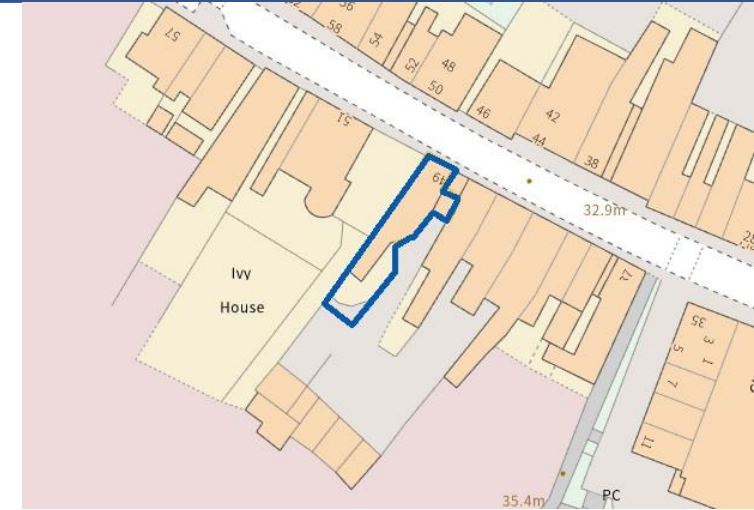
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Investment Consideration:

- Purchase Price: £200,000
- Current Rental Income: £6,000 p.a.
- ERV: £13,000 p.a. GIY: 6.50%
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a post office and first floor 2-bed flat
- Town centre location with occupiers nearby including pharmacy, optician, takeaways, gift shop and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 49 (Ground Floor)	Retail Shop: 70 sq m (753 sq ft) Open plan retail, Storage, WC	Interim Enterprises	Tenancy at will from 7 April 2022	£6,000	Note 1: IRI Note 2: Break clause at any time with minimum of 30 days notice
No. 49A (First Floor)	Flat: 65 sq m (700 sq ft) 2 bedrooms, Kitchen, Living Room, Bathroom	Vacant		ERV: £7,000	
Total				£6,000	
ERV:				£13,000	

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Property Description:

The property comprises end-of-terrace ground floor shop t/a Post Office and first floor self-contained flat, accessed from the rear, providing the following accommodation and dimensions:

Ground Floor: 70 sq m (753 sq ft)

Open plan retail, Storage, WC

First Floor: 65 sq m (700 sq ft)

2 bedrooms, Kitchen, Living Room, Bathroom

Total area size: 135 sq m (1,453 sq ft)

Tenancy:

The ground floor shop is at present let on tenancy at will to Interim Enterprises from 7th April 2022 at a current rent of £6,000 per annum. Tenant option to determine at any time with minimum 30 days notice.

The first floor flat is at present vacant. ERV:£7,000 p.a.



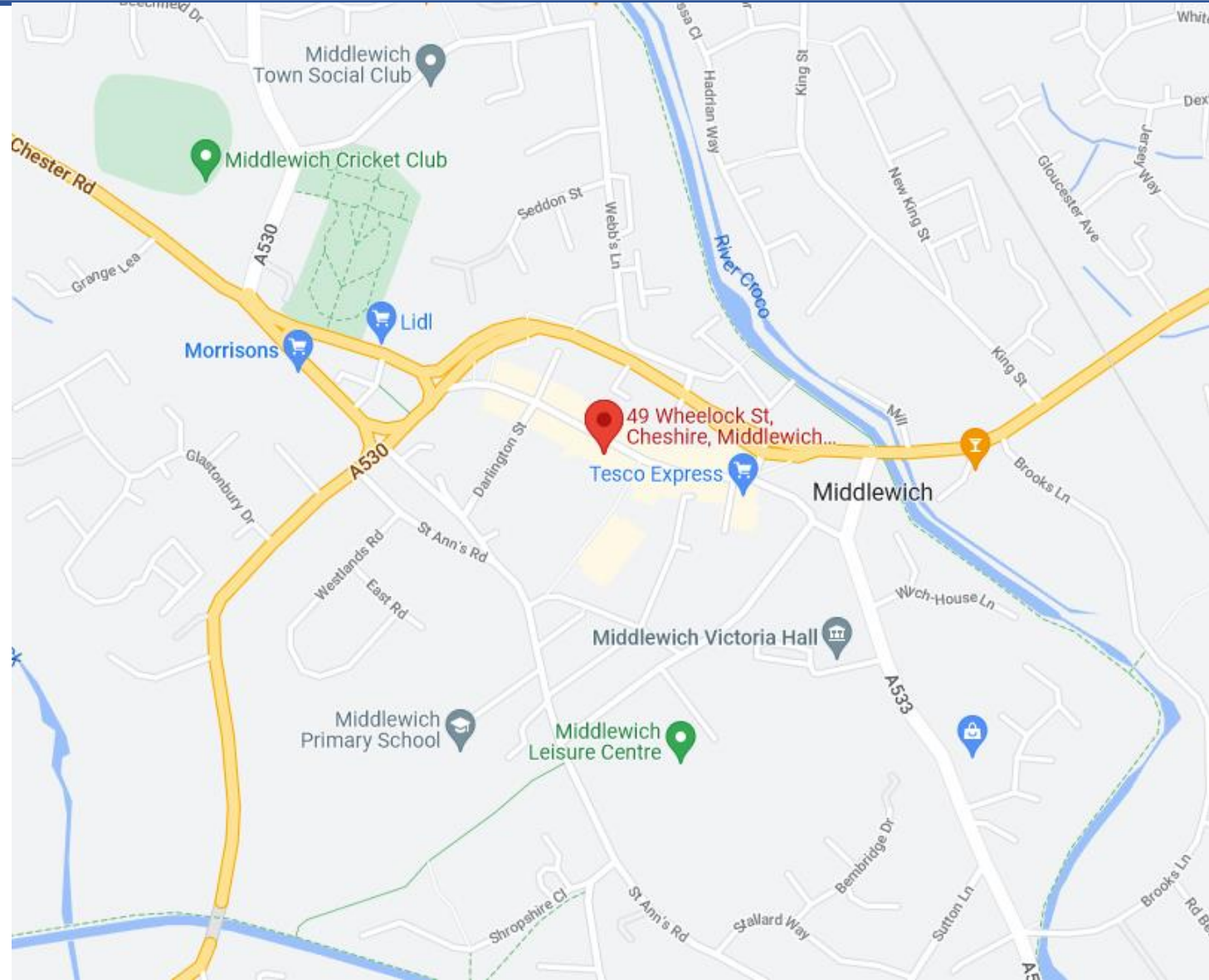
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Location:

Middlewich is a popular market town 19 miles east of Chester, 5 miles North West of Sand Bach and approximately 37 miles south of Manchester City Centre. The property is located on the south side of Wheelock Street, the main shopping high street in Middlewich, with occupiers nearby including pharmacy, optician, takeaways and more.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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