

Middlewich - 80 Wheelock Street, Cheshire CW10 9AE
Freehold Takeaway & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Takeaway & Residential Investment



Investment Consideration:

- OIEO: £200,000
- Gross Initial Yield: 6.30%
- Rental Income: £12,600 p.a.
- VAT is NOT applicable to this property
- Let until 2036. No breaks. Open market rent reviews in 2026,2030 and 2034
- Comprises ground floor takeaway with internally accessed residential flat above
- Situated in the heart of the town centre with occupiers nearby including Lidl, Morrisons Superstore, Tesco Express, Nationwide, pharmacy and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 80 Wheelock St.	Ground Floor: 50 sq m (538 sq ft) Takeaway, Rear Kitchen, Storage First Floor: 35 sq m (376 sq ft) 2 Rooms, Bathroom Second Floor: 28 sq m (301 sq ft) 2 Rooms	Individual	20 Years from 19 January 2016	£12,600	Note 1: FRI Note 2: Open market rent review in January 2026, 2030 and 2034 Note 3: No breaks
Total				£12,600	

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Property Description:

The property comprises ground floor takeaway shop with internally accessed residential flat at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 50 sq m (538 sq ft)

Takeaway, Rear Kitchen, Storage

First Floor: 35 sq m (376 sq ft)

2 Rooms, Bathroom

Second Floor: 28 sq m (301 sq ft)

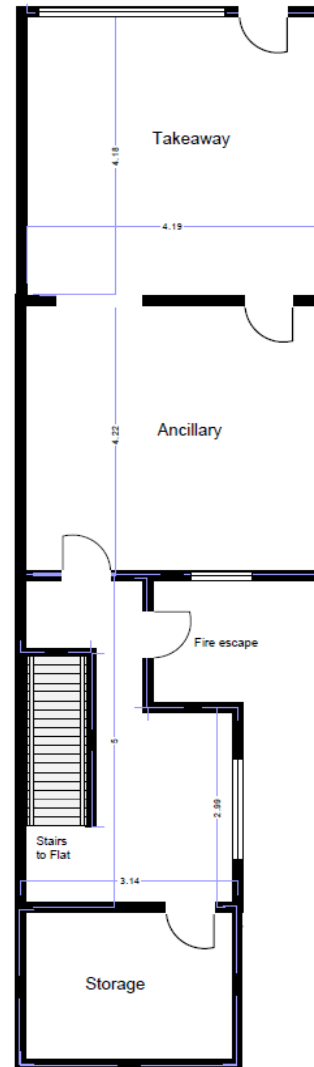
2 Rooms

Total area size: 113 sq m (1,215 sq ft)

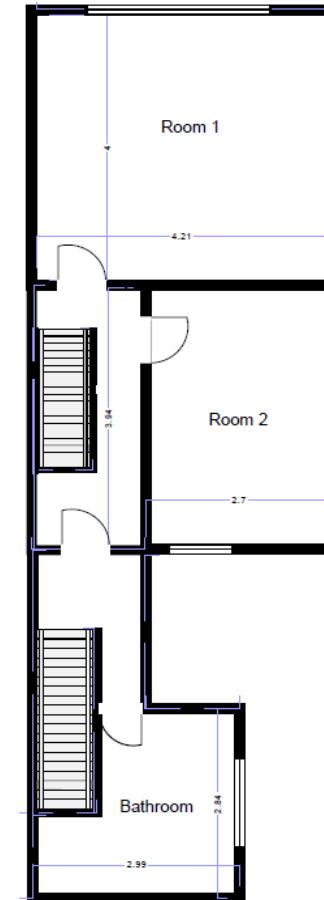
Tenancy:

The property is at present let to an Individual for a term of 20 years from 19th January 2016 at a current rent of £12,600 p.a. and the lease contains full repairing and insuring covenants. Open market rent reviews on 18th January 2026, 2030 and 2034. No breaks.

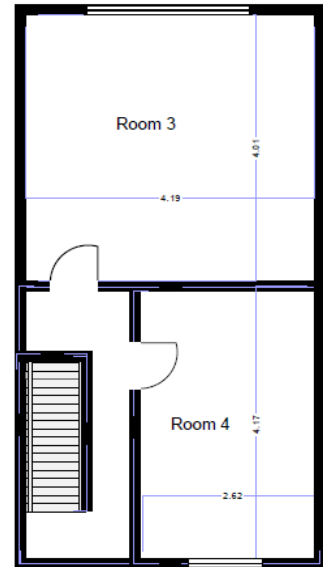
Ground Floor:



First Floor:



Second Floor:



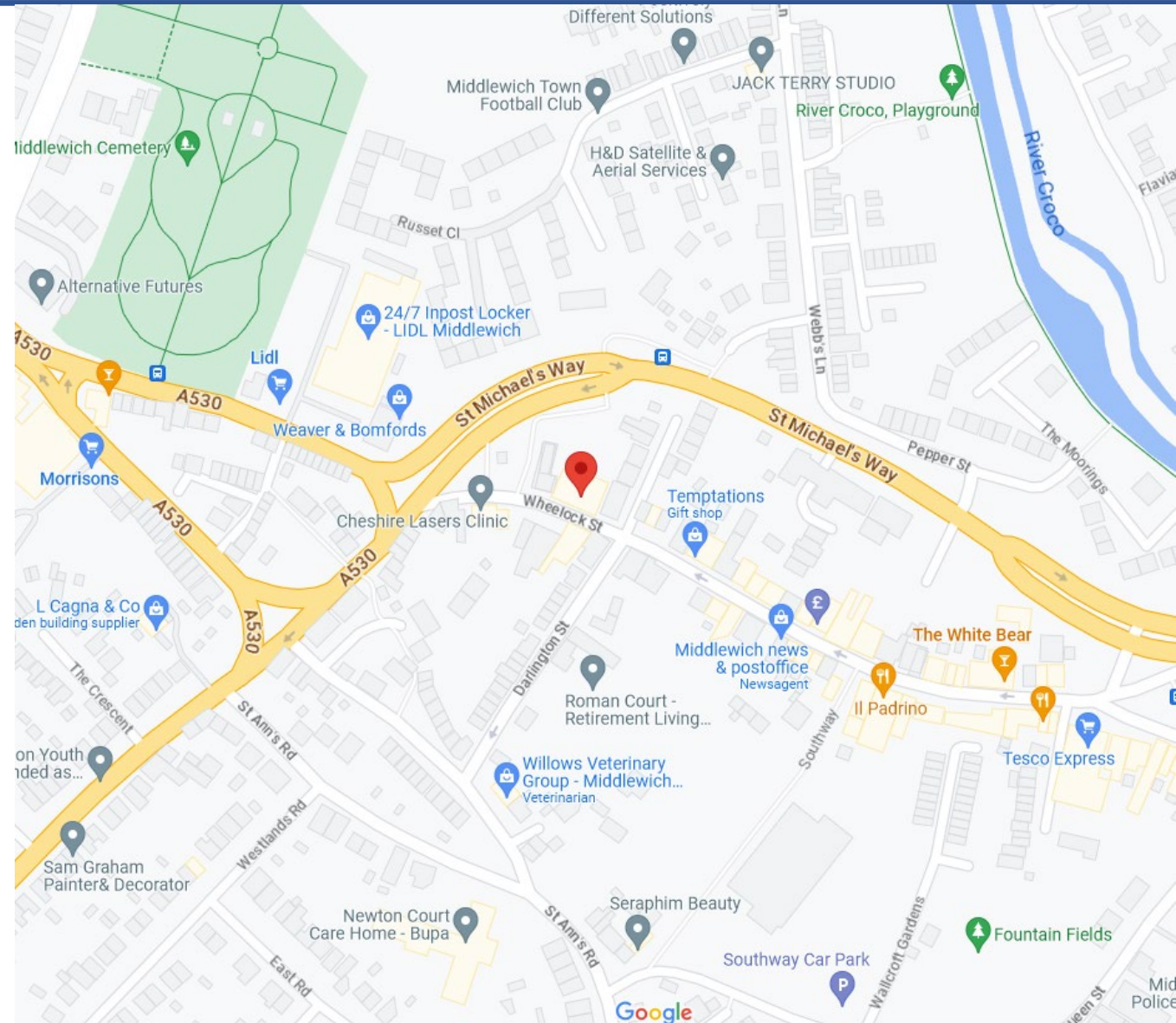
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Location:

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 north side of Wheelock Street, the main shopping high street in Middlewich, with occupiers nearby including Lidl, Morrisons Superstore, Tesco Express, Nationwide, pharmacy and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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