

MORGAN

MARTIN

FOR SALE Retail Investment



**5A Market Gate
WARRINGTON
WA1 2LJ**

Let to Martin Retail Group Limited

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

LOCATION

Warrington is strategically located in the county of Cheshire, 18 miles south-west of Manchester, and 20 miles each of Liverpool. The town enjoys excellent motorway links via J9 of the M62, J21 of the M6, and via J10 of the M56. Warrington has a resident population of approximately 210,000.

The property is well situated, being on the pedestrianised Market Gate, adjacent to the recently redeveloped market area to the south. Market Gate links Bridge Street, Buttermarket Street and Sankey Street with the Golden Square Shopping Centre, and Times Square, and the new Warrington Market. Adjacent occupiers include HSBC, Donut Planet, Barclays Bank, Hays Travel, Burger King, Subway, etc.

DESCRIPTION

The premises provide a ground floor and basement, lock-up retail unit, which provides the following approximate floor areas:

Ground floor:	55.74 sq m	(600 sq ft)
Basement store:	3.62 sq m	(390 sq ft)

TENURE

The property is held on a 999 year ground lease from mid-2010 at a peppercorn rent.

TENANCY

The property is let to Martin Retail Group Limited on the basis of a 15 year full repairing and insuring lease from 8 October 2011, at an annual rent of £26,750 pa. The lease contains 5 yearly rent reviews together with tenant's break options every 5 years of the term. There was also a tenant's break option with effect from 7 October 2021, but the tenants chose not to exercise the break.

COVENANT INFORMATION

McColls trade from approximately 1,400 convenience stores and newsagents nationwide. Its brands include McColl's, Martin's and RS McColl, and the company has recently entered into a 3 year supply partnership with Morrison's. The combined group has an annual revenue of £1.2 billion, and employs over 22,000 full and part-time staff, and is visited by over 5 million customers every week. Further information can be found at www.mccollsplc.co.uk/investors.

EPC

An Energy Performance Certificate can be made on application.

VAT

The property has been elected for VAT purposes, so it is envisaged the sale will be dealt with by way of a TOGC.

ANTI-MONEY LAUNDERING

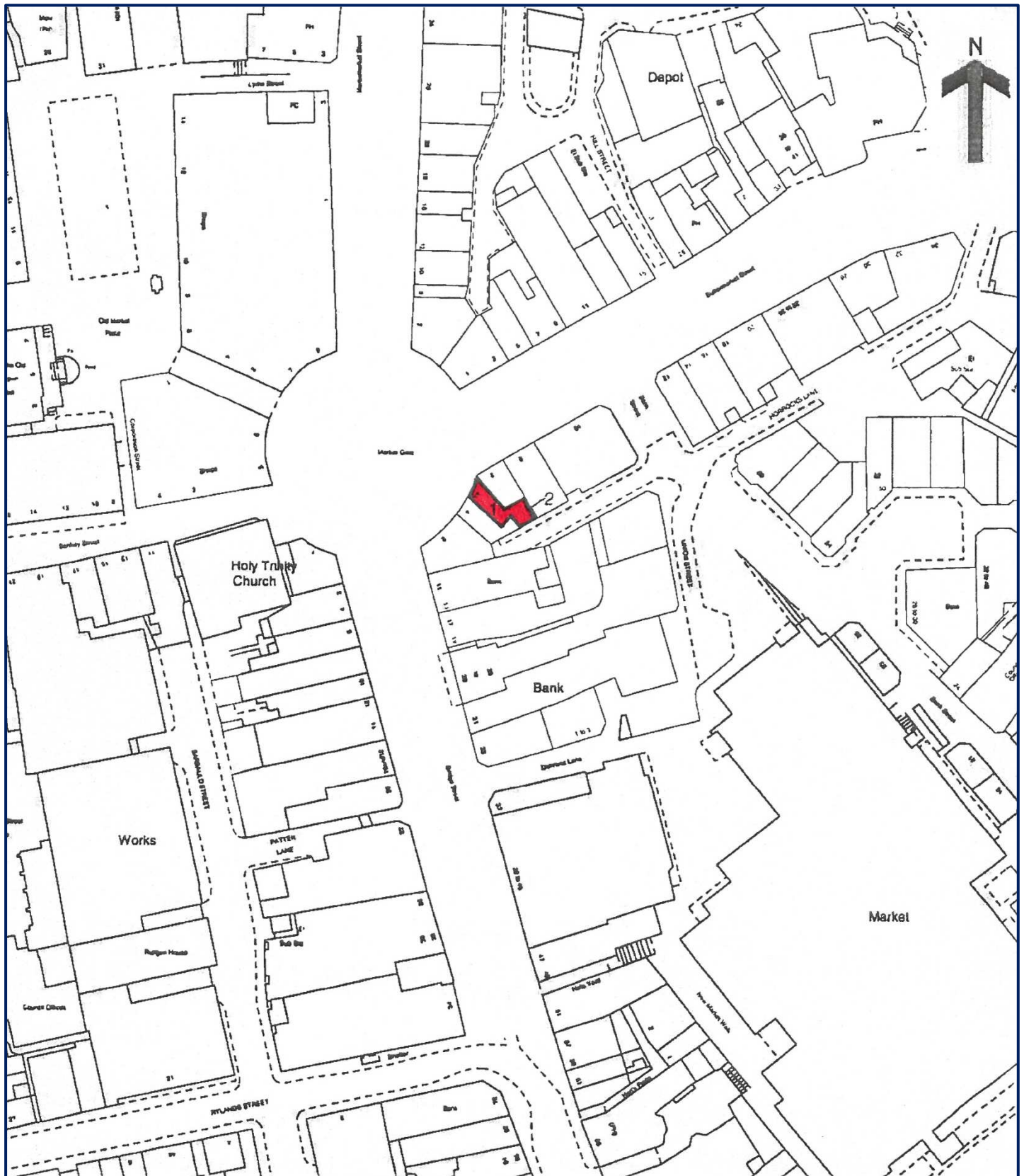
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

We are instructed to seek offers in excess of £325,000 subject to contract, exclusive of VAT.

FURTHER INFORMATION

Contact: Charles D. Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



For Identification Only
Not to Scale

Chartered Surveyors
Fifteen Cross Street
Preston
PR1 3LT

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