



RETAIL INVESTMENT FOR SALE

18 SWINE MARKET, NANTWICH, CHESHIRE. CW5 5LN

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LegatOwen
INVESTMENT



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LOCATION

This retail unit occupies a prominent position on Swine Market in the centre of Nantwich being one of the main thoroughfares through the town centre. Other nearby occupiers include: Subway, Boots the Chemist and Superdrug

Nantwich has a 2011 census population of 17,424 persons and is located approximately 4 miles south west of Crewe and 20 miles south west of Chester, with easy access to the M6 motorway.

DESCRIPTION

The premises comprise a mid terrace retail unit at ground and first floors with glazed shop fronts.

TENURE

The property is held freehold subject to the leasehold tenancy as detailed on the attached tenancy schedule.

RATEABLE VALUES

We are advised by Cheshire East Rating Department that the property has the following Rateable Value:

18 Swine Market : £14,500

SERVICES

We are advised that all mains services are connected to the premises.

VAT

The property is elected for VAT

LEGAL COSTS

Each party to be responsible for the payment of their own legal fees.

ENERGY PERFORMANCE CERTIFICATE

The property has the following EPC rating:

18 Swine Market : D-88



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TENANCY SCHEDULE

UNIT	TENANT	NET INTERNAL AREA SQ FT	NET INTERNAL AREA SQ M	LEASE START DATE	LEASE EXPIRY	ANNUAL RENT	REVIEW DATE	BREAK OPTION	NOTES
18	Osman Marouf	Ground Floor Sales - 591 First Floor Ancillary - 429	Ground Floor Sales - 54.9 First Floor Ancillary - 39.92	01 August 2019	31 July 2027	£16,000	1 August 2023	Tenants break option every third year of the term on giving not less than 6 months prior written notice	The permitted Use is within Class A1 Rent commencement 14 November 2019 Rent Deposit held £4,250 Tenant to keep in good and substantial repair and condition

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PROPOSAL

£225,000

(Two Hundred and Twenty Five Thousand Pounds)

VIEWING

Strictly by appointment with the sole agent.

Andy Butler

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ANTI-MONEY LAUNDERING REGULATIONS

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/s.