

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **Sayers**, opposite **Johnsons** and amongst a host of multiple retailers including **Greggs, William Hill, Savers, Motor World, Age UK, Wetherspoon** and many more. In addition, Runcorn Market takes place in front of the property on Tuesdays. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with internal access via No. 28A to **Offices** on the first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 28A (Ground Floor Shop & First Floor Offices)	Ground Floor Shop Gross Frontage 14'8" Internal Width 14'4" Shop Depth 49'3" WC First Floor Offices 3 Rooms Area Approx. 665 sq.ft	Countrywide Estate Agents Limited t/a Entwistle Green (Having approx. 1,300 estate agency or letting offices operating under 46 local high street brands) (T/O for Y/E 31/12/11 £286.7m, Pre-Tax Profit £17.8m and Net Worth £112.4m)	10 years from 16th June 2008	£15,500 (see Note 1)	FRI Note 1: Tenant's 2013 Break Clause has been removed as the June 2013 Rent Review will not be implemented and there will be a 6 month rent free period to expire 25/12/12 - Vendor will make up rent shortfall on completion
No. 28B (Ground Floor Shop)	Gross Frontage 14'5" Internal Width 14'3" Shop Depth 49'8" WC	Every Occasion Limited (franchise) t/a Hallmark (Having approx 300 branches)	10 years from 14th December 2009	£13,500 (See Note 2)	FRI Rent Review 2014 Note 2: Rent Rises from £11,500 p.a to £13,500 p.a on 14th December 2012 - Vendor will make up rent shortfall on completion
TOTAL				£29,000	

£29,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Macroy Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts