



SITUATION

Occupying a prime trading position on one of the principal retail thoroughfares of this busy town centre, positioned on the corner of Earle Street and amongst such multiples as **Marks & Spencer, Costa Coffee, Barclays Bank, NatWest, Subway, EE, Poundland, Vodafone** and others. Crewe lies approximately 12 miles north-west of Stoke-on-Trent and 25 miles south-east of Chester with good road access to the M6 (Junctions 16 and 17).

PROPERTY

A substantial corner property comprising a **Ground Floor Retail Unit with Basement Dispensary** plus internal access to **Ancillary Offices** at first floor level and **Storage** at second floor level.

VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

£90,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	39'6"
Splay Frontage	21'0"
Internal Width	34'7"
Retail Unit Depth	73'6"
Area	Approx. 2,980 sq ft

Basement

Area	Approx. 3,351 sq ft
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First Floor

Area	Approx. 3,502 sq ft
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Second Floor

Area	Approx. 2,721 sq ft
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Total Area Approx. 12,554 sq ft

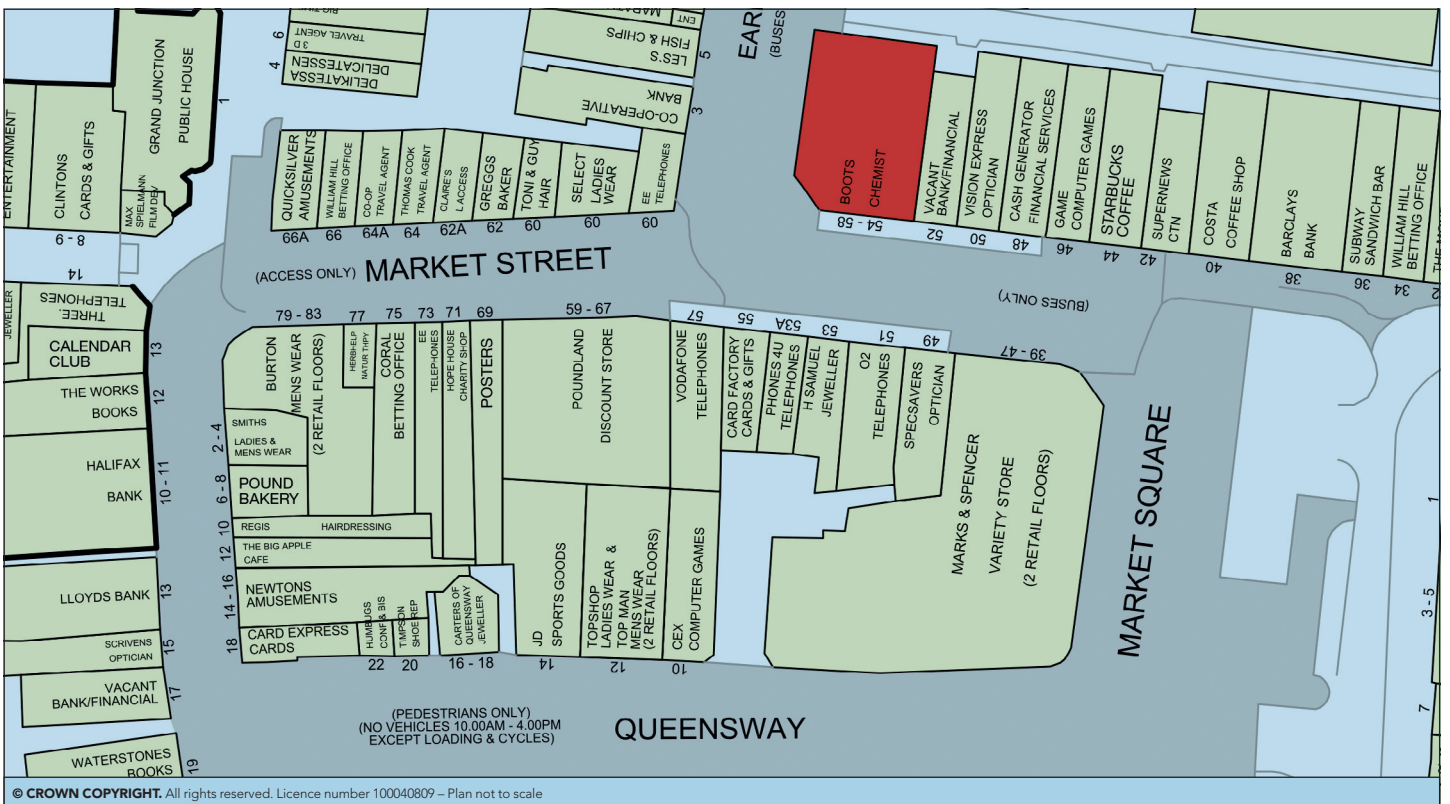
(The above floor areas were previously agreed at rent review)

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Ltd (T/O for Y/E 31/3/14 £6.3bn, Pre-Tax Profit £507m and Shareholders' Funds £1.2bn)** for a term of 5 years from 30th October 2015 at a current rent of **£90,000 per annum** exclusive.

Note: Boots are a wholly owned subsidiary of Walgreens Boots Alliance and have been trading from this location for over 100 years. The lease was recently re-gearred from a rental of £127,500 p.a.

View towards Property



VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts