

6 WEEK COMPLETION



SITUATION

Occupying a prominent corner position in the town's pedestrianised retail thoroughfare, close to the junction with Swan Bank, amongst such multiples as **Greggs, Boots, British Heart Foundation, Nationwide, Vision Express** and a host of local traders.

Congleton is an affluent Cheshire market town which lies approximately 26 miles south of Manchester and 14 miles north of Stoke-on-Trent, enjoying easy access to the M6 (Junction 17) via the A534.

PROPERTY

A substantial corner building comprising:

- **A Large Ground Floor Retail Unit with Ancillary Accommodation** at rear first floor level. In addition, there is **Basement Storage** which is served by a loading bay for deliveries via a rear service area.
- **3 Ground Floor Shops.**
- Separate front access to a **Self-Contained First Floor** at the front of the building.

VAT is NOT applicable to this Lot

FREEHOLD

£57,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**



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VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: J. Burton - Email: jonathan.burton@mcp-law.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 £750 (including VAT) upon exchange of contracts



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 7 Duke Street (Ground Floor, Basement & Part First & Second Floors) | Ground Floor Retail Unit¹ Gross Frontage 47'11" Internal Width 46'3" Shop Depth 132'10" Built Depth 133'10" Sales Area Approx. 5,640 sq ft Store Area Approx. 145 sq ft Part First Floor¹ Area Approx. 188 sq ft Part Second Floor Ladies & Gents WCs plus Kitchen Basement¹ Storage Area Approx. 3,155 sq ft Total Area Approx. 9,128 sq ft | Peacocks Stores Limited (For Y/E 25/02/17 Peacocks Stores Limited (having over 400 branches) reported a T/O of £382.3m, Pre-Tax Profit £65.02m and Shareholders' Funds £194.3m. The ultimate holding company is The Edinburgh Woollen Mill (Group) Limited). | 5 years from 29th September 2016 (Renewal of a previous lease) | £57,000 | FRI (subject to a schedule of condition) Tenant's Break Sept. 2019 Note: Current Rateable Value is £52,500. |
| 1 Mill Street (Ground Floor Shop) | Not Inspected | Individual | 999 years from 29th September 2003 | Peppercorn | FRI by way of service charge. |
| 3 Mill Street (Ground Floor Shop) | Not Inspected | Individual | 999 years from 29th September 2003 | Peppercorn | FRI by way of service charge. |
| 9 Duke Street (Ground Floor Shop) | Not Inspected | 2 individuals | 999 years from 29th September 2003 | Peppercorn | FRI by way of service charge. |
| 1 & 3 Mill Street and 7 & 9 Duke Street (Front First Floor) | Not Inspected | Individual | 999 years from 29th September 2003 | Peppercorn | FRI by way of service charge. |
| TOTAL | | | | £57,000 | |

¹ Areas and measurements provided by Vendor.