Lot 7

19 Wheelock Street, Middlewich, Cheshire CW10 9AG

***Guide: £75,000+**
Shop Investment – Gross Yield 12.7%
8 week completion



SITUATION

Located close to the junction with St Michael's Way, amongst such multiples as **Tesco Express**, **Nationwide Building Society**, **Morrisons**, **Lidl** and a host of local traders.

Middlewich is a prosperous market town approx. 20 miles east of Chester and approx. 7 miles south of Northwich, enjoying easy access via the A55 to the M6 (Junction 18).

PROPERTY

Forming part of a modern building comprising a **Ground Floor Shop**.

ACCOMMODATION[1]

Ground Floor Shop
Area Approx. 530 sq ft
WC

[1]Not inspected by Barnett Ross. Area taken from VOA

VAT is applicable to this Lot

TENURE

Leasehold for a term of 979 years from 26th June 2025 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **A. Pau Giang as a Nail Salon** for a term of 5 years from 6th April 2025 **(in occupation since 2022)** at a current rent of **£9,500 per annum** exclusive.

Note 1: There is a £1,250 including VAT Rent Deposit held.

Note 2: No. 17 Wheelock Street is also being offered for sale in this auction – see Lot 8.

£9,500 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Rocco Kay**

Joint Auctioneers
Blue Alpine
Tel: 020 3771 0697 Ref: Joseph Bachman
Email: joseph@bluealpine.com

Vendor's Solicitors
Orwins
Tel: 020 8349 0321 Ref: Lena Thakrar
Email: lena.thakrar@orwins.law

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**


Lot 7 - No.19
CLOUD TOWN
Lot 8 - No.17


19
OPEN