Lot 8

17 Wheelock Street, Middlewich, Cheshire CW10 9AG

***Guide: £80,000+**
Shop Investment – Gross Yield 13.1%
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. 397 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. Ahmed as a Vape Shop** for a term of 7 years from 20th December 2023 at a current rent of **£10,473.75 per annum** exclusive.

Rent Review 2027 linked to RPI (5% collar and 8% cap)

Note 1: The tenant did not operate the December 2025 Break Clause.

Note 2: There is a £2,850 including VAT Rent Deposit held.

Note 3: No. 19 Wheelock Street is also being offered for sale in this auction – see Lot 7.

£10,473.75 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


CLOUD TOWN


Interior of Shop