

rightmove



FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY



PRIME FREEHOLD RETAIL INVESTMENT

CREWE – 42 MARKET STREET, CW1 2EL

PRICE - OFFERS OVER £180,000 SUBJECT TO CONTRACT

Yield of 9%

rightmove **CREWE – 42 MARKET STREET, CW1 2EL****LOCATION**

The property occupies prime location on Market Street and is situated between Starbucks and Cosa Coffee with other nearby occupiers including Specsavers, HSBC, Coral, New Look, Savers, Vision Express, Nationwide and boots.

DESCRIPTION

The accommodation is arranged on basement, ground and first floors within a traditional terraced building having brick elevations under a pitched roof. There is a small rear yard with access onto Sandon Street at the rear for servicing. The first floor has separate entrance and stairs to the left of the frontage, making it completely self-contained.

The ground floor has been extensively re-fitted as a small convenience store with ancillary storage and staff facilities to the rear. The first floor has previously been occupied as a hairdresser and is suitable for a variety of alternative uses.

ACCOMADATION

The property is arranged as a ground floor sale with ancillary storage to the rear and self-contained basement storage space. The first floor is also self-contained and is capable of being sub-let. The property offers the following approximate dimensions and area: -

Gross Frontage	6.17m	20'03"
Net Frontage	4.04m	13'03"
Internal Width	3.91m	12'10"
Shop Depth	13.44m	44'01"
Ground Floor Sales	55.18m	594 sq.ft
Ground Floor Ancillary	14.77m	159 sq.ft
Basement Ancillary	24.43 m	263 sq.ft
First Floor Ancillary	81.74m	880 sq.ft
Ground Floor ITZA		415 units

TENURE

The property is Freehold

TENANCY

The entire remises are let to VINO's Mini Market for **10 years from 24th June 2021 subject to upward only rent reviews on 24th June and 24th December 2027** on full repairing and insuring terms within the lease **expiring on 23rd June 2031**

There are therefore **9 years remaining unexpired**

The rent passing is **£16,000 p.a. excl.** The landlord holds a rent deposits equivalent to 6 months' rent.

Net Initial Yield of 9%

VAT

Not VAT registered

EPC

Certificate and report are available upon request

PROPOSAL

This is an excellent opportunity to purchase a small investment in a vibrant town centre with a rebased rent a tenant who has invested significant capital into the building.

We are seeking offers over £180,000, subject to contract, representing an attractive Net Initial Yield of 9 %.

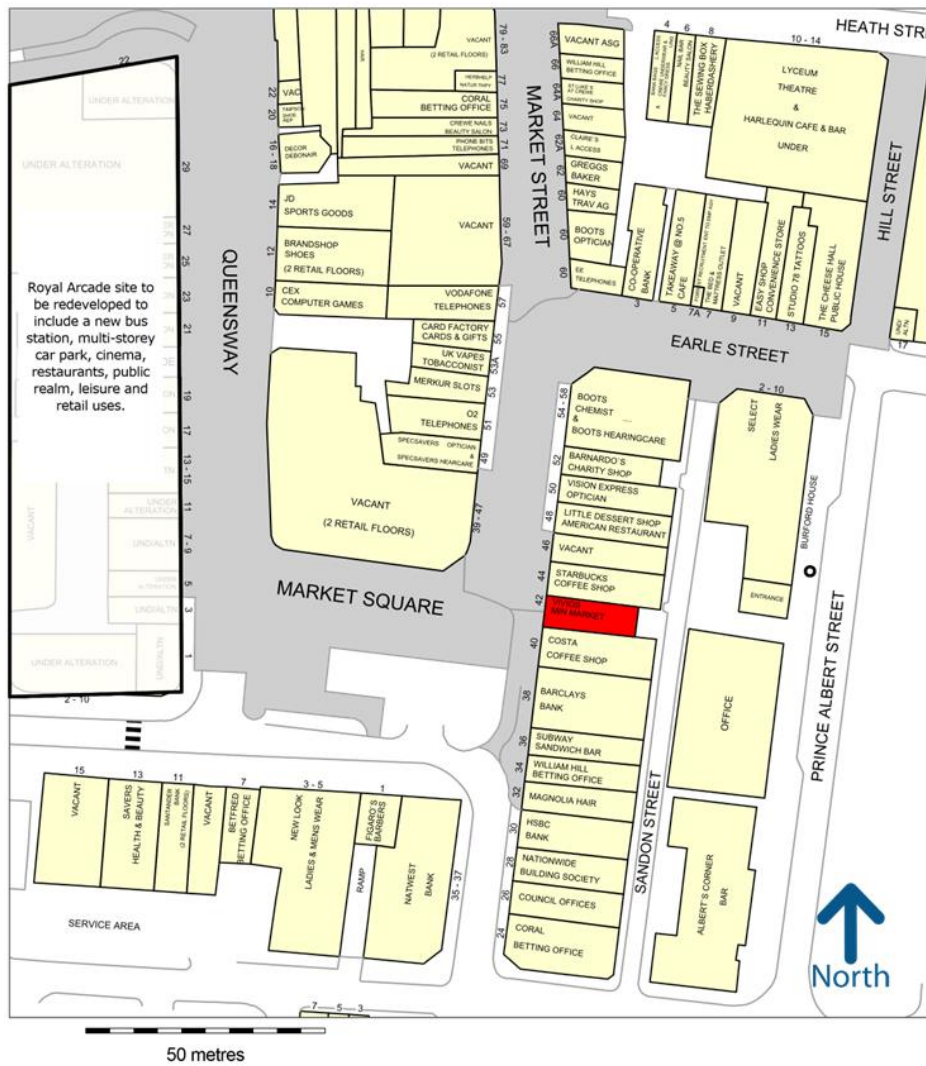
Viewing

Strictly by appointment only.

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