

RORY MACK

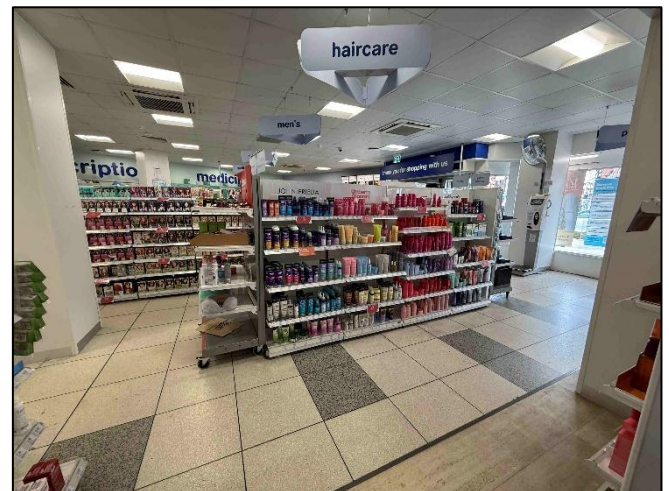
ASSOCIATES



BOOTS, (UNAFFECTED)
12-14 SWINE MARKET,
NANTWICH, CHESHIRE, CW5 5LN

FOR SALE
OFFERS OVER
£700,000

- Town centre retail investment property let to Boots UK Limited
- Two storey freehold available with FRI lease at £60,000 pa until September 2029
- National tenant established in this location since 1967
- Total NIA: 4,485 sq ft
- EPC: Band C (66)



BOOTS, 12-14 SWINE MARKET

NANTWICH, CHESHIRE, CW5 5LN

GENERAL DESCRIPTION

A rare opportunity to purchase a large freehold property with established national tenant in occupation for nearly 60 years. Boots have been in this location since 1967 and are currently paying £60,000 + VAT pa on an FRI lease.

Nantwich is an affluent market town located in south Cheshire and is home to a mix of national retailers and independent boutique operators. The building is a two-storey property of brick elevations and flat roof surfaces with rear loading yard and service bay. Swine Market is a busy and popular location with heavy footfall with a large pay and display car park directly behind. An income of £60,000 reflects a gross yield of 8.6% against the asking price of £700,000. Internally the property briefly comprises a large sales area, dispensary room, consultancy room, stockroom and managers office on the ground floor. On the first floor are two separate stockrooms, staff kitchen, ladies changing room and gent WC. Please note that viewings can only be arranged through Rory Mack Associates by pre-arranged appointment.

LOCATION

Swine Market is a busy and bustling street in the centre of Nantwich, an affluent market town with growing population. Nantwich is 5 miles west of Crewe and 20 miles south east of Chester. The M6 at junction 16 is 9 miles away from the property.

SERVICES

All main services are connected. No services have been tested by the agents.

VAT

The sale price is subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing FRI lease.

BUSINESS RATES

Rateable Value: £51,000

The tenant is responsible for payment of any business rate liability where applicable.

TENANCY DETAILS

The whole property is let to Boots UK Limited (Company No. 00928555), T/A Boots at £60,000 pa on an FRI lease from 6th September 2019 for 10 years. A copy of the lease is available upon request.

ACCOMMODATION

Ground Floor:

Sales area:	2,365 sq ft
Dispensary:	240 sq ft
Consultancy:	41 sq ft
Stockroom:	422 sq ft
Goods in:	109 sq ft
Managers office:	90 sq ft
NIA:	3,267 sq ft

First Floor:

Stockroom one:	380 sq ft
Stockroom two:	514 sq ft
Ladies changing room:	186 sq ft
Kitchen:	138 sq ft
WC:	--
NIA:	1,218 sq ft

Total NIA: 4,485 sq ft

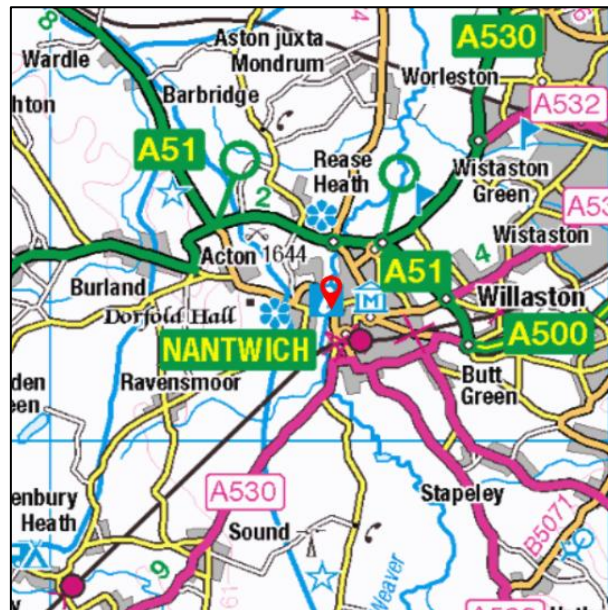
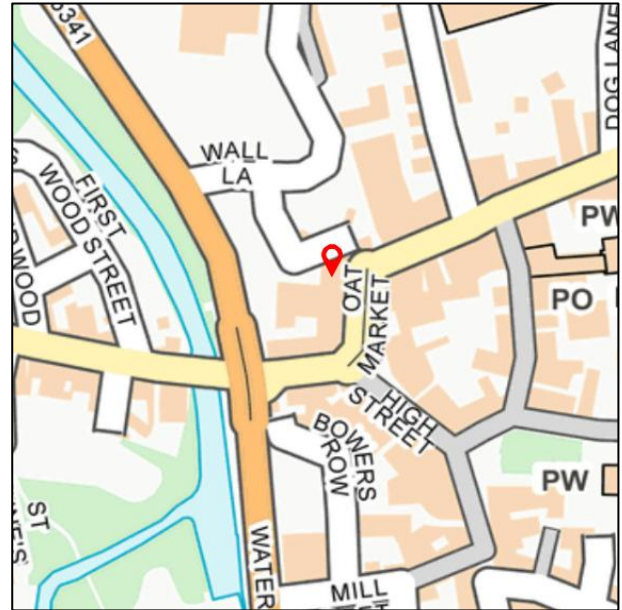
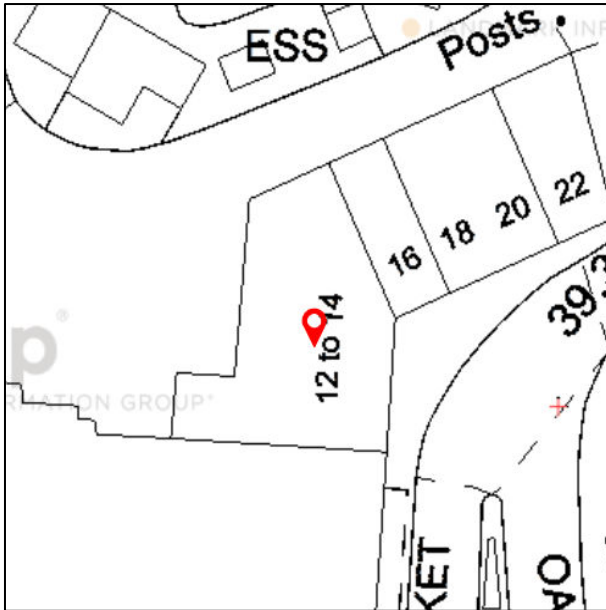
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



BOOTS, 12-14 SWINE MARKET

NANTWICH, CHESHIRE, CW5 5LN



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements