

Middlewich – 15-21 Wheelock Street, Cheshire CW10 9AG
Virtual Freehold Retail Parade Investment



BLUE ALPINE

PROPERTY CONSULTANTS



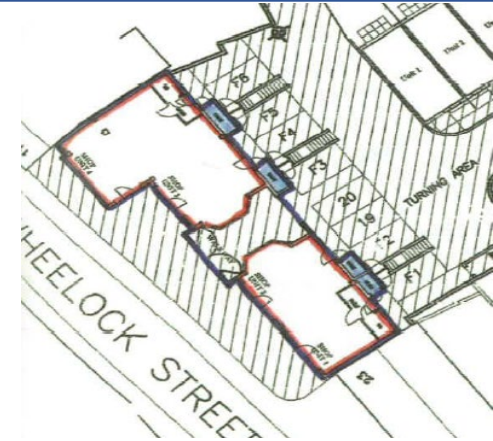
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Investment Consideration:

- Purchase Price: £400,000
- Rental Income: £33,357.92 p.a.
- ERV: £43,157.92 p.a. GIY: 10.79%
- VAT is applicable to this property
- Comprises retail parade of 4 ground floor shops t/a Bridal Shop, Convenience Store, Nail Salon and 1 Vacant Shop
- Situated in the heart of the town centre on the south side of Wheelock Street, close to its junction with St Michael's Way, with occupiers close by include Tesco Express, Nationwide, Lidl, Home Bargains and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 15 (Ground Floor)	Retail Shop: 73.4 sq m (790 sq ft) Open plan retail, storage, wc	Individual t/a Bridal Shop	5 Years from 3 January 2023	£13,584.17	Note 1: FRI by way of service charge Note 2: Tenant break option in January 2026 NOT Exercised Note 3: Deposit held of £1,800
No. 17 (Ground Floor)	Retail Shop: 36.9 sq m (397 sq ft) Open plan retail, storage, wc	Individual t/a Convenience Store	7 Years from 20 December 2023	£10,473.75	Note 1: FRI by way of service charge Note 2: Rent review on 20.12.2027 linked to RPI (5% collar and 8% cap) Note 3: Break clause in 2025 NOT exercised Note 4: Deposit held of £2,850
No. 19 (Ground Floor)	Retail Shop: 49.3 sq m (531 sq ft) Open plan retail, storage, wc	Individual t/a Nail Salon	5 Years from 6 April 2025	£9,500	Note 1: FRI by way of service charge Note 2: No breaks Note 3: Deposit held of £1,250
No. 21 (Ground Floor)	Retail Shop: 33.4 sq m (360 sq ft) Open plan retail, storage, wc	Vacant		ERV: £9,600	
Total				£33,557.92	
ERV				£43,157.92	

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Property Description:

Comprises retail parade of 4 ground floor shops t/a Bridal Shop, Convenience Store, Nail Salon and 1 vacant shop, providing the following accommodation and dimensions:

Shop No.15: 73.4 sq m (790 sq ft)

Open plan retail, storage, wc

Shop No.17: 36.9 sq m (397 sq ft)

Open plan retail, storage, wc

Shop No.19: 49.3 sq m (531 sq ft)

Open plan retail, storage, wc

Shop No.21: 33.4 sq m (360 sq ft)

Open plan retail, storage, wc

Total GIA: 193 sq m (2,078 sq ft)

Tenure:

Long Leasehold. Held on a 979 Year lease from 26th June 2025 at a ground rent of peppercorn.



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Tenancy:

Shop No.15 is at present let to an Individual t/a Bridal Shop for a term of 5 Years from 3rd January 2023 at a current rent of £13,584.17 per annum and the lease contains full repairing and insuring covenants (by way of service charge). Tenant break option in January 2026 NOT exercised. Deposit held of £1,800.

Shop No.17 is at present let to an Individual t/a Convenience Store for a term of 7 Years from 20th December 2023 at a current rent of £10,473.75 per annum and the lease contains full repairing and insuring covenants (by way of service charge). Rent review on 20.12.2027 linked to RPI (5% collar and 8% cap). Break clause in 2025 NOT exercised. Deposit held of £2,850.

Shop No.19 is at present let to an Individual t/a Nail Salon for a term of 5 Years from 6th April 2025 at a current rent of £9,500 per annum and the lease contains full repairing and insuring covenants (by way of service charge). No breaks. Deposit held of £1,250. Tenant in occupation since 2022.

Shop No.21 is at present vacant. ERV: £9,600 p.a.

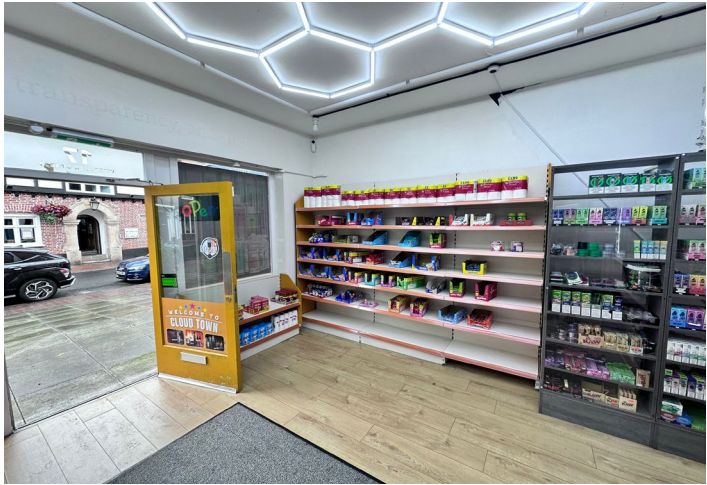


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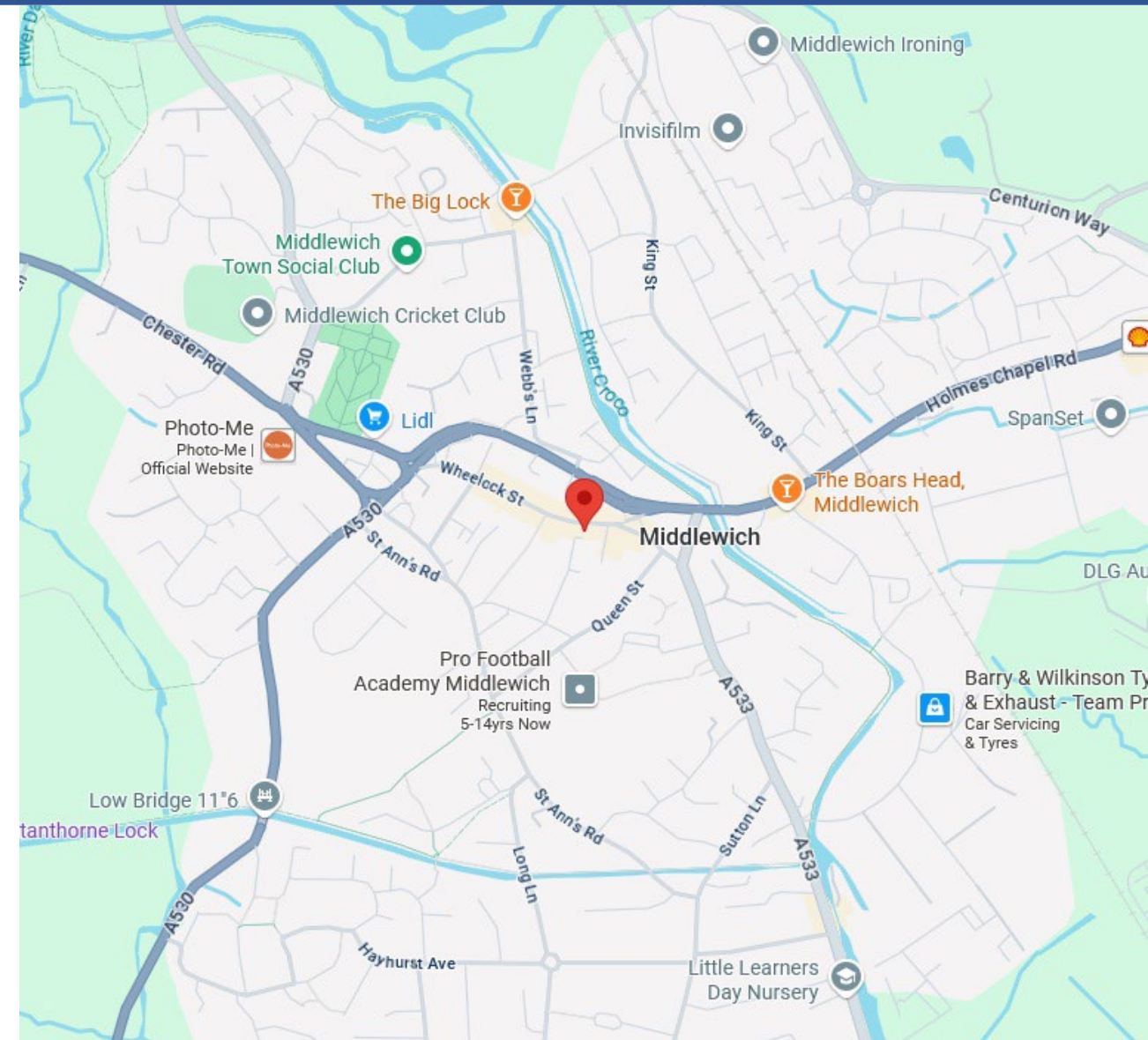
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Location:

Middlewich is a prosperous market town 20 miles east of Chester and 7 miles south of Northwich. In close proximity to the A54 which links to junction 18 of the M6 Motorway. The property is situated on the south side of Wheelock Street, close to its junction with St Michael's Way. Occupiers close by include Tesco Express, Nationwide Building Society, NFU Mutual, Morrisons, Lidl, Home Bargains, Cancer Research UK amongst many other local traders.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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