

LET TO TRUE PHYSIO LIMITED



OFFICE INVESTMENT FOR SALE

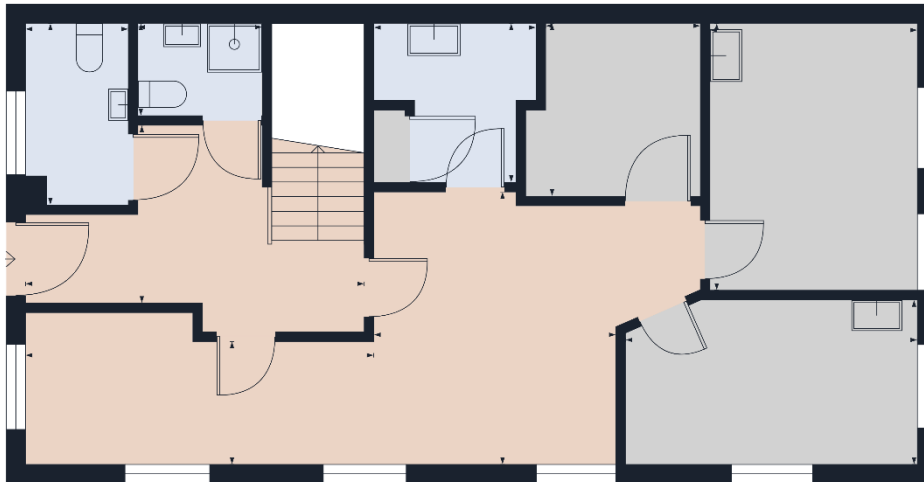
7 Mallard Court, Mallard Way, Crewe, CW1 6ZQ

End terraced office building

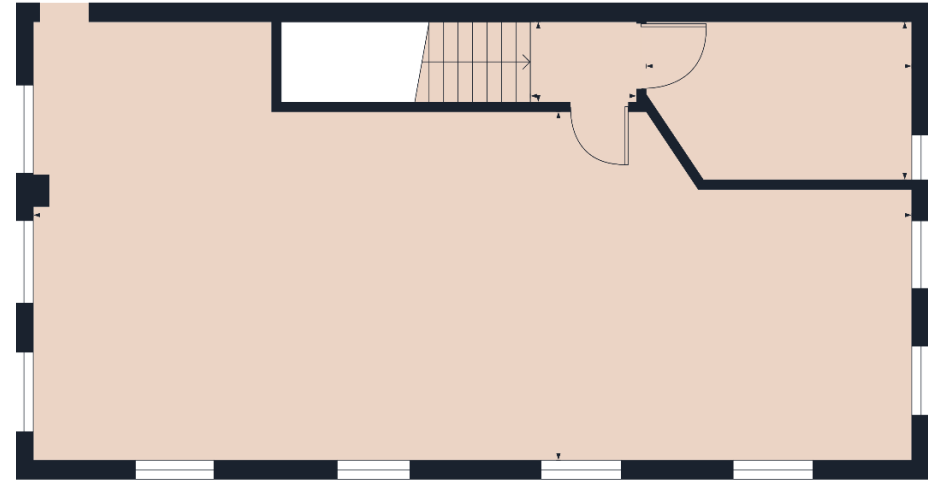
LegatOwen
INVESTMENT

Investment Summary

- Traditional end terraced office building
- Business park location
- Let To True Physio Limited (11082785) until 11th October 2032
- Tenant break option as at the 12th October 2028
- Rent Review 12th October 2027
- Current rent passing £20,100 per annum (£14.70 per sq ft)
- Asking price of £245,000 equating to a NIY of 8.00% after purchasers costs of 2.58%
- The lease is granted on full repairing and insuring terms



Ground Floor



First Floor

Description

7 Mallard Court is a traditional office building of brick construction offering quality accommodation with excellent natural lighting on an established business park. The property is currently being used as a physiotherapy practice since 2005. The specification includes:

- Perimeter trunking
- Suspended ceilings
- Cat 2 lighting
- Carpeting throughout
- Air conditioning units throughout
- Kitchen
- 6 dedicated car parking spaces

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

| | NIA sq m | NIA sq ft |
|---------------------|---------------|--------------|
| Ground Floor Office | 55.83 | 601 |
| First Office | 71.16 | 766 |
| Total | 126.99 | 1,367 |

Business Rates

The property has a Rateable Value of £18,500 with effect from 1st April 2026.

Service Charge

The property is subject to a service charge for the common areas of the estate which is fully rechargeable under the obligations of the existing occupational tenancy.

Energy Performance Certificate

The property has an EPC rating of A.

Tenure

The property is offered by way of the existing long leasehold interest, which is 125 years with effect from January 2021 and subject to the existing occupational tenancy.



Lease Summary

| | |
|---------------------|-------------------------------|
| Tenant | True Physio Limited |
| Lease Start | 12 th October 2022 |
| Lease Expiry | 11 th October 2032 |
| Rent Per Annum | £20,100 per annum (14.70 psf) |
| Rent Review | 12 th October 2027 |
| Tenant Break Option | 12 th October 2028 |
| EPC | TBC |
| Repairs | Full repairing terms |

Covenant

True Physio Limited – Company Registration Number: 11082785

The tenant has an Experian score of 62 (Below Average Risk). True Physio Limited are a physiotherapy practice with 10 locations throughout the north of England and were incorporated on the 27th November 2017.

Proposal

The asking price is £245,000, subject to contract and exclusive of VAT.

A purchase at this level reflects a net initial yield of 8.0% (assuming purchasers costs of 2.58%) reflecting a capital value of £179 p.s.f.

Utilities

We understand that electricity, water and drainage are connected at the property.



Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate. However, it is anticipated that the sale can be treated as a transfer of a going concern.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Contact:



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andybutler@legatowen.co.uk

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



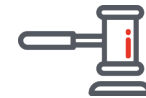
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: June 2026



Please contact us to find out more.

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