



## RETAIL INVESTMENT FOR SALE

18-20 SWINE MARKET, NANTWICH, CHESHIRE. CW5 5LN



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**LegatOwen**  
INVESTMENT



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## LOCATION

These two retail units occupy a prominent position on Swine Market in the centre of Nantwich being one of the main thoroughfares through the town centre. Other nearby occupiers include: Subway, Boots the Chemist and Superdrug

Nantwich has a 2011 census population of 17,424 persons and is located approximately 4 miles south west of Crewe and 20 miles south west of Chester, with easy access to the M6 motorway.

## DESCRIPTION

The premises comprise two mid terrace retail units at ground and first floors with glazed shop fronts. The Turkish Barber at 18 Swine Market has only recently taken up occupation on a new lease.

## TENURE

The properties are held freehold subject to the two leasehold tenancies as detailed on the attached tenancy schedule.

## RATEABLE VALUES

We are advised by Cheshire East Rating Department that the properties have the following Rateable Values:

18 Swine Market : £14,500

20 Swine Market : £14,000

## SERVICES

We are advised that all mains services are connected to the premises.

## VAT

The property is elected for VAT

## LEGAL COSTS

Each party to be responsible for the payment of their own legal fees.

## ENERGY PERFORMANCE CERTIFICATE

The properties have the following EPC ratings:

18 Swine Market : D-88

20 Swine Market - C-71



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### TENANCY SCHEDULE

UNIT	TENANT	NET INTERNAL AREA SQ FT	NET INTERNAL AREA SQ M	LEASE START DATE	LEASE EXPIRY	ANNUAL RENT	REVIEW DATE	BREAK OPTION	NOTES
18	Osman Marouf	Ground Floor Sales - 591  First Floor Ancillary - 429	Ground Floor Sales - 54.9  First Floor Ancillary - 39.92	01 August 2019	31 July 2027	£16,000	1 August 2023	Tenants break option every third year of the term on giving not less than 6 months prior written notice	The permitted Use is within Class A1  Rent commencement 14 November 2019  Rent Deposit held £4,250  Tenant to keep in good and substantial repair and condition
20	Khateeb Ullah Khan	Ground Floor Sales - 637  First Floor Ancillary - 249	Ground Floor Sales - 59.18  First Floor Ancillary - 23.13	29 January 2008	28 January 2023	£20,000	Not applicable	Not applicable	The permitted Use is within Class A3   Tenant to keep in good and substantial repair and condition

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## PROPOSAL

We are instructed to seek £440,000 (Four Hundred and Forty Thousand Pounds ) for both properties, subject to contract  
A purchase at this level reflects a net initial yield of 7.86% allowing for usual purchasers costs.

Alternatively our client will consider sales of each individual property at prices as set out below:

18 Swine Market : £225,000 (Two Hundred and Twenty Five Thousand Pounds)

20 Swine Market : £240,000 (Two Hundred and Forty Thousand Pounds)

## VIEWING

Strictly by appointment with the sole agent.

Andy Butler

01270 621001

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## 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/s.