

Widnes - 34 Albert Road, Cheshire WA8 6JE  
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Widnes - 34 Albert Road, Cheshire WA8 6JE

## Freehold Shop Investment



### Investment Consideration:

- Purchase Price: £170,000
- Gross Initial Yield: 10.29%
- Rental Income: £17,500 p.a.
- VAT is applicable to this property
- Pedestrianised town centre location
- The property comprises of ground floor shop let by Photo Retail Limited t/a Max Spielman
- Break clause not exercised on 31.05.2019
- Occupiers nearby include Santander, Coral, The Co-operative Travel, Halifax, Boots, Holland & Barrett among other local shops.

### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 34 (Ground Floor)	Shop: 124 sq m (1,334 sq ft) Shop Frontage: 17 ft on Albert Road	Photo Retail Limited t/a M. Spielman	10 years from 30 June 2016	£17,500	FRI Note 2: Break clause 30.04.22 Note 3: Rent review every fifth year
Total				£17,500	



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### Tenancy:

The shop is at present let to Photo Retail Limited t/a M. Spielman for a term of 10 years from 30<sup>th</sup> June 2016 at a current rent of £17,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenant has an option to break in 2022 and did not exercise option to break on the 31<sup>st</sup> May 2019.

### Location:

Widnes, with a population in excess of 55,000, is a popular Cheshire town with a busy retail centre. The town boasts good road communications, being situated on the A562 some 4 miles south of Junction 7 of the M62 Motorway, 5 miles north of Junction 12 of the M56 Motorway and 12 miles south-east of Liverpool. Widnes is likely to further improve on completion of the new six-lane bridge over the Mersey which is scheduled for completion in 2017.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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# BLUE ALPINE

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