

Crewe - 7 Earle Street, Cheshire, CW1 2BS  
Freehold Shop and Offices Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



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## Freehold Shop and Offices Investment



### Investment Consideration:

- Purchase Price: £220,000
- Gross Initial Yield: 8.05%
- VAT is NOT applicable to this property
- Pedestrianised town centre location opposite Boots the Chemist
- Asset Management Opportunity (Under Rented).
- The property is arranged on ground and two upper floors to provide a ground floor shop with self-contained office accommodation above, access to which is via the front of the property
- Occupiers close by include Co-op Bank, EE, Vision Express, Specsavers, Marks & Spencer, O2, H Samuel, Card Factory, Vodafone, Poundland, Coral, William Hill, Co-op Travel, Greggs and Toni & Guy, amongst many others

### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 7 (Ground Floor Shop)	109.1 sq m (1,174 sq ft)	Factory Seconds (Stoke) Limited (t/a CAM Interiors)	3 years from 17th August 2016	£10,000	FRI Note 2: Lease renewal agreed with tenant for another 3 years, starting August 2019
No. 7 (First and Second Floor Flat)	First Floor 93.1 sq m (1,002 sq ft) Second Floor 50.4 sq m (542 sq ft) Total 143.5 sq m (1,544 sq ft)	Forrest Recruitment Ltd	6 years from 10th December 2015	£7,700	FRI
<b>Total</b>				<b>£17,700</b>	

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### Contacts:

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



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



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



# BLUE ALPINE

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### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

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

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