



SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **William Hill** and **Motor World** and amongst a host of multiple retailers including **Greggs, Thomas Cook, Sayers, Johnsons, Age UK, Wetherspoon** and many more. In addition, Runcorn market takes place on Tuesday, Thursday, Friday & Saturday.

Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary/Storage** (currently no access) at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'5"	Internal Width	23'9"
Shop Depth	68'9"	Built Depth	77'11"

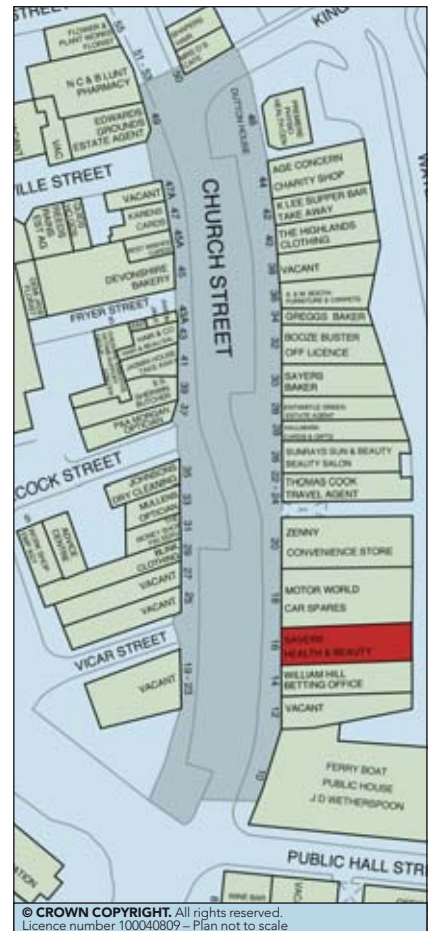
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First Floor Ancillary Storage – Not Inspected

VAT is NOT payable in respect of this Lot **FREEHOLD**

TENANCY

The entire property is let on a full repairing and insuring lease to **Kruidvat Real Estate UK Ltd t/a Savers (Guaranteed by Superdrug Stores Plc until 26th October 2012 – Having over 900 branches – T/O for year end 25/12/10 £1.05 bn, Pre-Tax Profit £9.3 m, Net Worth £133.4 m)** for a term of 5 years and 9 months from 26th January 2010 at a current rent of **£18,200 per annum** exclusive.



£18,200 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts