

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **Sayers** and **Greggs**, opposite **Johnsons** and amongst a host of multiple retailers including **William Hill, Countrywide, Savers, Motor World, Age UK, Wetherspoon** and many more. In addition, Runcorn Market takes place outside the property on Tuesday.

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 internal access to **Ancillary Accommodation** on first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'6"
Internal Width	23'3"
Shop Depth	48'11"
WC	

First Floor Ancillary

Area Approx	565 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Wine Cellar Trading Limited (T/O for Y/E 31/01/11 £20.48m, Pre-Tax Profit £199,000 and Net Worth £646,000)** for a term of 10 years from 26th March 2010 at a current rent of **£16,500 per annum** exclusive.

Rent Review and Tenant's Break 2015

Note 1: Wine Cellar Trading Limited are a wholly owned subsidiary of EFB Retail Limited with the Ultimate Holding Company being EFB Holdings Limited (T/O for Y/E 31/01/11 £122.77m, Pre-Tax Profit £12.04m and Net Worth £27.7m)

Note 2: The tenant did not exercise their March 2013 Break option.

£16,500 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