



**SITUATION**

Occupying a busy trading position within this retail thoroughfare in the main town centre, adjacent to **Motor World** and amongst such multiple retailers including **Greggs, William Hill, Savers, Age UK, Wetherspoon** and many more. In addition, Runcorn Market takes place outside the property on Tuesdays. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

**PROPERTY**

Forming part of a mid-terraced building comprising a **Ground Floor Shop.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'10"
Internal Width	16'5"
Shop and Built Depth	81'11"
WC	

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

**£11,000 per annum**

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

**TENURE**

**Leasehold for a term of 999 years from completion at a Peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **TCCT Retail Limited trading as Thomas Cook (See Tenant Profile)** for a term of 5 years from 29th September 2012 at a current rent of **£11,000 per annum** exclusive (**See Notes 1 and 2**).

**TENANT PROFILE**

**Thomas Cook Group is one of the world's leading leisure travel groups, with sales of £9.8 billion and 23.6 million customers, operating from 22 countries. In 2011 Thomas Cook and the Co-Operative Travel merged to create the UK's largest High Street travel agent with approximately 1,100 stores.**

**Note 1: There is a 9 month rent free period and the vendor will make up the rent shortfall on completion.**

**Note 2: This is a renewal of a previous lease which was held in the name of Thomas Cook Retail Limited.**

**VENDOR'S SOLICITORS**  
Macrory Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward Esq – Email: [martina@macroryward.co.uk](mailto: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 £350 (including VAT) upon exchange of contracts