



SITUATION

Occupying a prominent corner position in the town's pedestrianised retail thoroughfare, close to the junction with Swan Bank, amongst such multiples as **Greggs**, **Boots**, **British Heart Foundation**, **Nationwide**, **Vision Express** and a host of local traders.

Congleton is an affluent Cheshire market town which lies approximately 26 miles south of Manchester and 14 miles north of Stoke-on-Trent, enjoying easy access to the M6 (Junction 17) via the A534.

PROPERTY

A substantial corner building comprising:

- **A Large Ground Floor Retail Unit** with **Ancillary Accommodation** at rear first floor level. In addition, there is **Basement Storage** which is served by a loading bay for deliveries via a rear service area.
- **3 Ground Floor Shops.**
- Separate front access to a **Self-Contained First Floor** at the front of the building.

VAT is NOT applicable to this Lot

FREEHOLD



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
7 Duke Street (Ground Floor, Basement & Part First & Second Floors)	Ground Floor Retail Unit¹ Gross Frontage 47'11" Internal Width 46'3" Shop Depth 132'10" Built Depth 133'10" Sales Area Approx. 5,640 sq ft Store Area Approx. 145 sq ft Part First Floor¹ Area Approx. 188 sq ft Part Second Floor Ladies & Gents WCs plus Kitchen Basement¹ Storage Area Approx. 3,155 sq ft Total Area Approx. 9,128 sq ft	Peacocks Stores Limited (Having over 400 branches) (T/O for Y/E 25/02/17 £382.3m, Pre-Tax Profit £65m and Shareholders' Funds £194.3m). The ultimate holding company is The Edinburgh Woollen Mill (Group) Limited).	5 years from 29th September 2016 (Renewal of a previous lease)	£57,000 reducing to £25,000 from 29th September 2019	FRI (subject to a schedule of condition) Note: Current Rateable Value is £52,500.
1 Mill Street (Ground Floor Shop)	Not Inspected	Individual	999 years from 29th September 2003	Peppercorn	IRI plus various contributions – refer to Lease.
3 Mill Street (Ground Floor Shop)	Not Inspected	Individual	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.
9 Duke Street (Ground Floor Shop)	Not Inspected	2 individuals	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.
1 & 3 Mill Street and 7 & 9 Duke Street (Front First Floor Offices)	Not Inspected	Individual	999 years from 29th September 2003	Peppercorn	FRI by way of service charge.

¹ Areas and measurements supplied by Vendor

£57,000 p.a. reducing to £25,000 p.a. in Sept. 2019

Vendor's Solicitors

Burnetts

Tel: 01228 552 222 Ref: Rebecca Davidson

Email: rd@burnetts.co.uk

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page