

Reversionary Commercial Property Investment Cheshire Market Town



**THE COMMONS,
SANDBACH,
CHESHIRE CW11 1EG**

Situation:

The property is situated in an extremely prominent position in the middle of this affluent market town. Occupiers in the nearby vicinity include the Market, Morrisons, Well Pharmacy, main car parks.

Description:

The property is 2 storey constructed of brick walls under a mansard tiled roof. It was originally constructed in the early 1990's.

Tenure:

The property is freehold.

Tenancy:

As outlined on the Tenancy Schedule.

Income:

£45,200 pa.

Potential:

Based on the Rateable Values both Tenancies would appear to be reversionary The First Floor Tenant is "holding over" and consequently there is an opportunity for active estate management.

Price:

£575,000 equating to a Gross Initial Yield just under 8%.



Solar Panels:

This is subject two agreements with E-On Energy Solutions Ltd from 8th December 2012, expiring 7th December 2036. It currently produces £2,920 pa subject to annual RPI increases. It is excluded from the sale but may be available by separate negotiation.

Inspection:

By arrangement with the Sole Agents.

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SUBJECT TO CONTRACT
JGF/JRB/SEPTEMBER2023

Tenancy Schedule - The Commons, Sandbach, CW11 1EG

Unit	Lease Begins	Lease Term	Review Pattern Next Review *	Next Break/ Determination Date	Expiry	Current Rent p.a. Nett	Current rent Inc of VAT	Floor Areas Sq.ft Sq.m		%	RV
Ground Floor: Savers Health and Beauty Ltd	24-Jul-17	10 years	No review	23-Jul-27	23-Jul-27	£30,000.00	£30,000.00	2917	271	65%	£45,000
First Floor: The Railway Children	27-Sep-14	5 years	No review	Held Over	26-Sep-19	£15,200.00	£15,200.00	2594	241	35%	£23,000
Totals:						£45,200	£45,200	2594.00	241.00	100%	

