



8

CREWE GREEN

BESWICK DRIVE, CREWE CW1 5NP

christopher | 20
property investment | dee... years
est. 1999





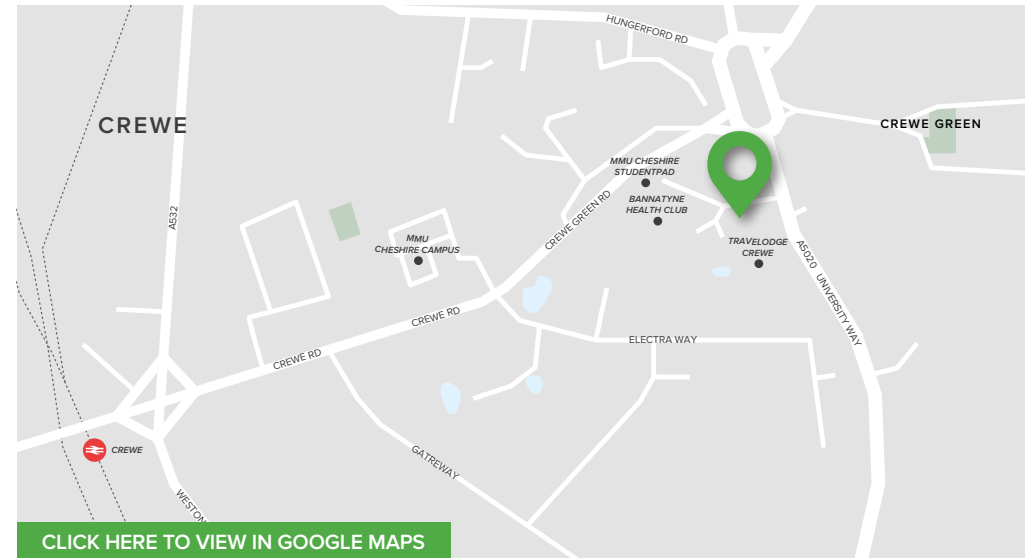
LOCATION

The property is located in Crewe, a town in Cheshire East with a population of approximately 72,000 people, increasing to 379,000 for the borough.

Located 35 miles south of Manchester, the town is well connected by road and particularly by rail where Crewe Station acts as a major interchange on the West Coast Main Line with regular trains down to London.

The property is located at the busy Crewe Green Roundabout connecting the A534 and A5020, and sits at the entrance to a large and well-established industrial estate and business park which is home to occupiers such as B&Q, Fujitsu, WEX Europe and Bannatyne Health, as well as a Travelodge and Ibis hotel.

THE PROPERTY SITS
ON A SITE OF
C. 0.572 ACRES
(0.231 HECTARES)





DESCRIPTION

The property comprises a retail terrace split into 4 units of traditional brick construction with a downward sloping profile metal roof and includes a customer car park for 15 vehicles (including 2 disabled spaces) to the front of the property. Customer access is provided off Beswick Drive, with deliveries to the rear.

The property sits on a site of approximately 0.572 acres (0.231 hectares).



COVENANT



Co-operative Group Food Limited (Company Number: IP26715R) is a wholly owned subsidiary of The Co-operative Group Limited which was established in 1844 and now operates over 7,000 outlets with over 70,000 employees and an annual turnover of £9.50 billion.

Below is a summary of the company's latest accounts:

Co-operative Group Food Limited	6th January 2018	6th January 2017
Turnover	£9,470,000,000	£9,472,000,000
Pre Tax Profits	£72,000,000	(£132,000,000)
Shareholders Funds	£3,088,000,000	£3,241,000,000

Both Experian Delphi and Dun & Bradstreet give the covenant the highest available rating (100 and 5A1 respectfully). Further detailed information is available at www.co-operativefood.co.uk



Subway Realty Limited (Company Number: 04174473) is a wholly owned subsidiary of Subway International Holdings BV and operates as the groups European Division. Subway is a fast food chain specialising in sandwiches and is one of the fastest-growing franchises in the world. As of June 2017, Subway had approximately 42,000 stores located in more than 100 countries.

Below is a summary of the company's latest accounts:

Subway Realty Limited	31st December 2017	31st December 2016	31st December 2015
Turnover	£35,424,835	£33,266,345	£31,962,917
Pre Tax Profits	£1,741,628	£1,385,920	£1,468,208
Shareholders Funds	£4,337,408	£2,933,924	£1,826,816

TENURE

The property is held freehold.

TENANCY & ACCOMMODATION

The property is let in accordance with the tenancy schedule below

UNIT	TENANT	AREA	LEASE START	TERM	LEASE EXPIRY	RENT REVIEW	RENT (PER ANNUM)	RENT (PSF)	ERV (PER ANNUM)	ERV (PSF)	COMMENTS
1	Co-operative Group Food Limited	2,840 sqft	21/10/2006	15	20/10/2021	21/10/2021	£42,500	£14.96	£45,000	£15.85	Tenant option to renew lease for 15 years.
2	Co-operative Group Food Limited	944 sqft	21/10/2006	15	20/10/2021	21/10/2021	£15,000	£15.89	£15,000	£15.89	Tenant option to renew lease for 15 years.
3	Subway Realty Limited	944 sqft	08/12/2006	20	07/12/2026	08/12/2021	£21,000	£22.25	£21,000	£22.25	Renewal lease, tenant in occupation since 2006 demonstrating commitment to the unit. Rent reviewed upwards only to OMRV.
4	Private Individual	944 sqft	20/03/2007	15	19/03/2022	20/03/2022	£21,000	£22.25	£21,000	£22.25	
Total / Average		5,672 sqft	-	-	-	-	£99,500	£17.54	£102,000	£17.98	

AWULT to Expiry: 3.61