

Residential Investment Opportunity

For Sale



Artist's Impression

119-121 Main Road & 1 Rope Lane, Shavington, Crewe
CW2 5DP



119-121 Main Road & 1 Rope Lane

Shavington, Crewe CW2 5DP



Agreement

For Sale



Detail

Residential Investment
Opportunity



Price

£1,550,000



Size

332 sq m (3,574 sq ft)



Location

Shavington, CW2 5DP



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises a two storey detached post-war premises of traditional brick construction with multi pitched roof clad in tiles and was most recently used as a Coop Convenience Store.

Internally, it is predominately open plan with ancillary former staff room, kitchen and toilets.

The first floor is partitioned into a number of storerooms accessed via a staircase.

Accommodation

The floor areas of the proposed development are as follows:

Unit	m ²	ft ²
Flat 1	44	474
Flat 2	47	506
Flat 3	50	538
Flat 4	48	517
Flat 5	46	495
Flat 6	45	484
Flat 7	52	560
Total GIA	332	3,574

Planning

Planning permission was granted on 9 September 2022 to change the use of the existing building to provide 7 no. residential units for supported living Use Class C2(a).

Further information and a copy of the planning permission is available upon request.

Tenure/Tenancy

The property is held freehold under Title No: CH340408.

The property will be let on an overriding FR&I basis to Hilldale Housing Association for a period of 20 years at a rent of £110,936.28 per annum. The lease is subject to annual rent review by way of annual CPI increases.

The lease will also be subject to a tenant only break clause with effect from the end of the 15th year of the term.

The on site care will be provided by 1st Enable/Four Synergy Group and we have a Commissioner's Letter of Support from Cheshire East Council.

An agreement to lease has been completed dated 19 December 2025 with the lease outlined above to commence once practical completion has been achieved.

Terms

The property with the benefit of the planning permission outlined above and the agreement to lease to the Hilldale Housing Association is placed to the market at a guide price at £1,550,000 which reflects a net initial yield of 6.74% when reflecting usual purchaser's costs.

VAT

We understand that the transaction will not be subject to VAT.

Legal Costs

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

Additional Information

The following additional information is available upon request:

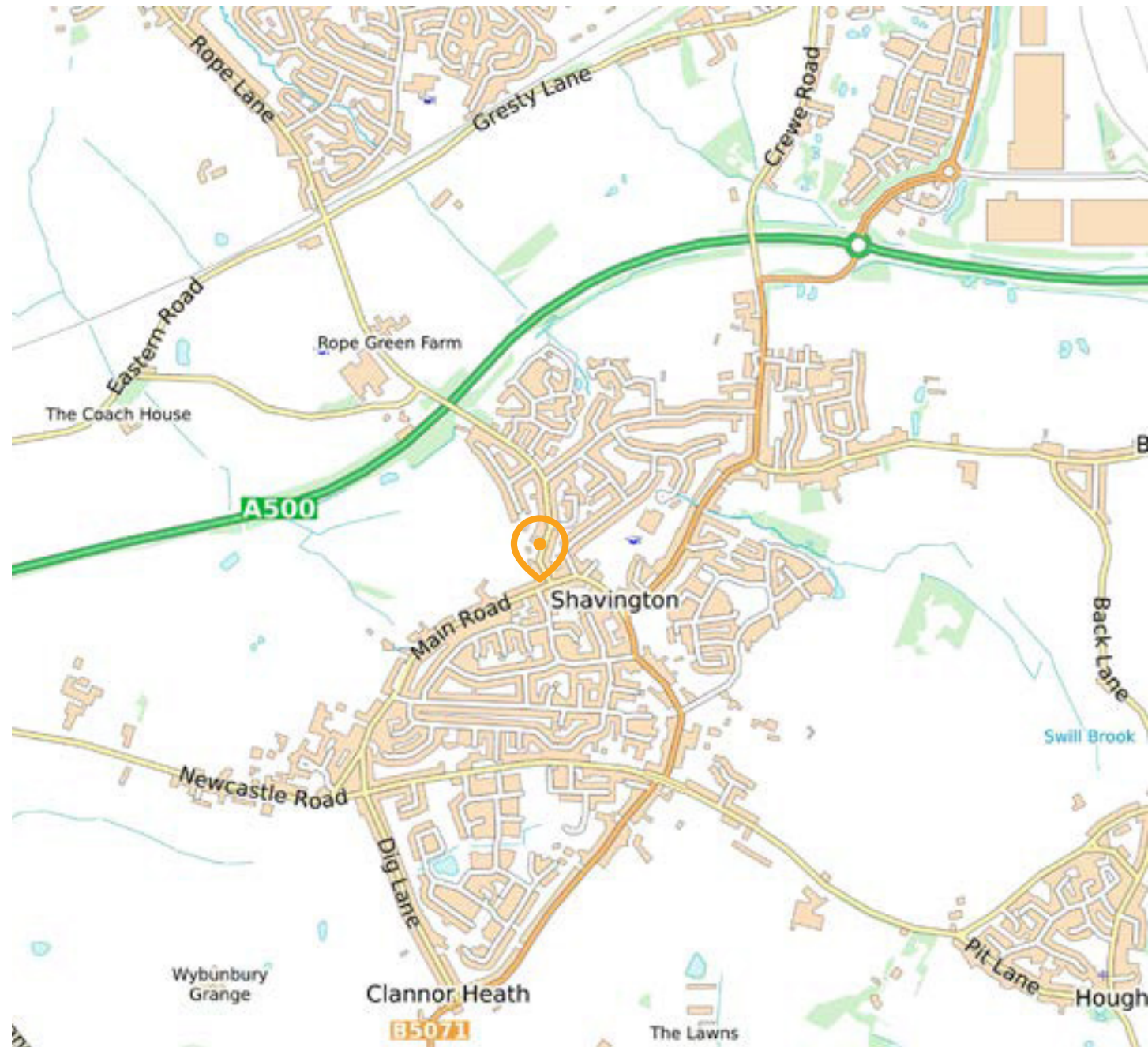
- Land Registry Title & Plan for FH Title No: CH340408
- Existing asbestos report/EPC
- Structural Report
- Fire Authority Consultation
- Abestos refurbishment report
- Signed and dated agreement to lease.

Location

The property is located in Shavington approximately 3 miles south of Crewe Town Centre on the corner of Main Road and Rope Lane.

The Shavington by-pass (A500) lies close by which leads to Junction 16 of the M6 motorway.

The immediate land use is predominately post-war semi-detached and detached housing.



NOTES	
1.	See also the following drawings:
2.	Site plan
3.	Structural drawings
4.	Services drawings
5.	Interior finishes drawings
6.	External finishes drawings

Existing external walls:
 To be retained and repaired in situ.
 To be repaired with like for like materials and finished with like for like external finish.

Existing fabric: To be repaired in situ and repaired with like for like materials and finished with like for like external finish.

Roofing:
 To be repaired in situ and repaired with like for like materials and finished with like for like external finish.

Groundworks:
 To be repaired in situ and repaired with like for like materials and finished with like for like external finish.



KEY

	Existing structure
	New walls
	Demolished walls



PROJECT INFORMATION		DATE	
Client	Signature Housing Group Ltd.	Issue No.	13
Project Name	Proposed External Works Plan	Issue Date	January 2023
Drawn By	PKS	Checked By	Tender
Scale	1:500	Drawn By	PKS

ARCHITECTURE WORKS	
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200



NOTES	
1.	Check and confirm all dimensions.
2.	Check and confirm all room layouts.
3.	Check and confirm all room layouts.
4.	Check and confirm all room layouts.
5.	Check and confirm all room layouts.
6.	Check and confirm all room layouts.

KEY

-  Existing structure
-  New walls
-  Demolition walls

1. Ground Floor Plan



No.	Date	Description
1	10/07/2021	Issue for comment and approval
2	10/07/2021	Issue for comment
3	10/07/2021	Issue for comment
4	10/07/2021	Issue for comment

Signature Housing Group Ltd Project: Former Group 1 Road Lane Wharfedale Leeds LS20 2JG	
Drawing No: Proposed Floor Plans	
Date: 10/07/2021	By: JGD
Date: 10/07/2021	By: JGD

2. First Floor Plan



ARCHITECTURE WORKS
 ARCHITECTS
 100% RIBA REGISTERED

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