



Tenure

Leasehold. The property will be held for a term of 999 years from completion at a peppercorn ground rent.

Location

Hyde is a busy suburb of Manchester located approximately 8 miles south-east of the city centre. The town is situated on the A57 which provides access to the city centre and the M67, with Junction 3 less than a mile north-west of the town centre.

The property is situated on the north side of Market Place facing the open market. The Clarendon Shopping Centre is nearby on the east side of Market Place.

Occupiers close by include NatWest (adjacent), Wilko, Well Pharmacy, Boots Optician, BHF, Brighthouse, HSBC and RBS.

Description

The property is arranged on ground and one upper floor to provide a large retail unit occupied by Boots, which benefits from ancillary accommodation at first floor level. There is also a kiosk unit adjacent. The remainder of the upper floors do not form part of the property to be sold.

Auctioneers Note

The upper floor offices, which have permitted development rights for 11 residential units, may be available by way of separate negotiation. Please contact the auctioneers for further information.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 1a	Boots UK Ltd (1)	Ground Floor Retail	5 years from 15.11.2012 IR & I	£53,750 p.a.	Reversion November 2017
		Loading Bay			
		First Floor Ancillary			
		Total			
Kiosk 3	M + SP Amjad (News Spot)	Ground Floor (NB. Floor areas sourced from the VOA website. Not measured by Allsop)	12.8 sq m (138 sq ft) 10 years from 11.06.2012 Rent review every 5th year	£6,035 p.a.	Rent Review 2017

(1) For the year ended 31.03.2014, Boots UK Ltd reported a turnover of £6.3bn, a pre-tax profit of £507m and a net worth of £456m.
(Source: Experian 13.01.16)

Total £59,785 p.a.

Hyde 1A & 3 Market Place Greater Manchester SK14 2LX

- **Virtual Freehold Shop & Kiosk Investment**
- Shop let to Boots UK Ltd
- Prominent town centre position opposite the Market Square and Clarendon Shopping Centre
- Boots Reversion 2017
- Total Current Gross Rents Reserved
£59,785 pa

**SIX WEEK COMPLETION
AVAILABLE**

