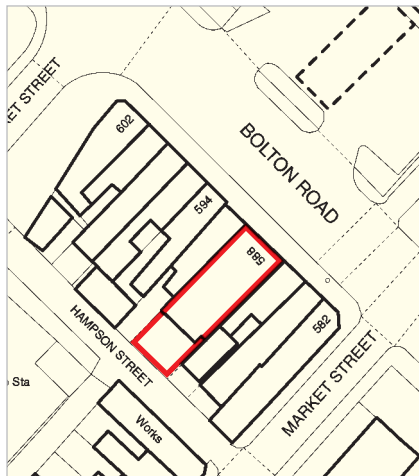


Pendlebury
588 & 590 Bolton Road
Swinton
Manchester
Lancashire
M27 4ET

- **Virtual Freehold Shop Investment**
- Comprises two self-contained shops
- Located directly opposite Tesco Express in a densely populated residential area
- Both shops let until 2022
- Total Current Gross Rents Reserved
£18,000 pa

On the Instructions of a Major Fund

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 22nd November 1876 (thus having some 857 years unexpired) at a ground rent of £4 per annum.

Location

Pendlebury is situated some 4 miles north-west of Manchester city centre, north of Swinton. The town benefits from good communications as it lies approximately 1 mile south of Junction 16 of the M60 Motorway and 2½ miles north of the M602 Motorway.

The property is situated on the southern side of Bolton Road (A666), directly opposite an Esso garage and Tesco Express store. Occupiers close by include William Hill, Tesco, Betfred and a variety of local traders.

Description

The property comprises two retail units arranged over ground floor level. The beauty shop benefits from first floor accommodation which runs across both retail units.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
588	Paul Morgan/Individual	Gross Frontage 4.25 m (13' 11") Net Frontage 4.00 m (13' 2") Shop Depth 9.00 m (29' 6") Built Depth 16.80 m (55' 2") Ground and First Floors 146.14 sq m (1,573 sq ft)	5 years from 18.09.2017 FR & I	£10,500 p.a.	Reversion 17.09.2022
590	Swinton Balti Express Ltd	Gross Frontage 4.45 m (14' 7") Net Frontage 4.00 m (13' 2") Shop Depth 9.00 m (29' 6") Ground Floor 75.72 sq m (815 sq ft)	6 years from 08.08.2016 FR & I	£7,500 p.a.	Reversion 07.08.2022

NB. Not inspected by Allsop. Floor areas provided by the Vendor.

Total £18,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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