

Stalybridge **59-65 (odd)** **Grosvenor Street** **Cheshire** **SK15 2JN**

- Freehold Shop Investments
- To be offered as two lots
- Lot 140 let to New Charter Homes Ltd
- Pedestrianised location
- Rent Review 2016
- Total Current Rents Reserved
£25,500 pa



Tenure
 Freehold.

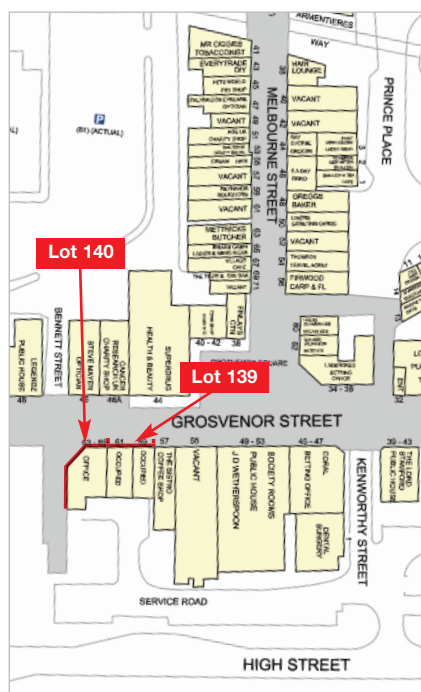
Location
 Stalybridge is a commuter town located some 8 miles east of Manchester and 6 miles south of Oldham. The town serves a population of some 22,000 and enjoys good road access, being some 3 miles east of the M60 and some 3 miles north of the M67.
 The property is situated in the town centre, on pedestrianised Grosvenor Street, close to the junction with Melbourne Street.
 Occupiers close by include Coral, JD Wetherspoon, The Lord Stamford Public House, Lounge Bar and Superdrug amongst others.

Description
 The property is arranged on ground and one upper floor to provide 3 shop units, one of which is a double unit on the corner. The upper floors provide ancillary accommodation. The property benefits from service access to the rear.

VAT
 VAT is applicable to this lot.

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

Energy Performance Certificate
 EPC Ratings 89-142 Bands D-F (Copy available on website).



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
139	59	Blaise Charles Kamga	Gross Frontage 5.60 m (18' 5") Net Frontage 5.00 m (16' 5") Built Depth 12.00 m (39' 4") First Floor 37.10 sq m (399 sq ft)	5 years from 15.04.2014 (1) IR & I (2)	£5,500 p.a.	Reversion 2019
	61	Pauline Davies	Gross Frontage 5.50 m (18' 0") Net Frontage 5.30 m (17' 5") Built Depth 10.30 m (33' 9") First Floor 39.50 sq m (425 sq ft)	3 years from 02.12.2013 FR & I (subject to a schedule of condition)	£6,000 p.a.	Reversion 2016
140	63/65	New Charter Homes Ltd (3) (not in occupation)	Gross Frontage 11.00 m (36' 1") Net Frontage 10.25 m (33' 7") Built Depth 16.50 m (54' 2") First Floor 87.20 sq m (939 sq ft)	10 years from 01.12.2012 Rent review every 5th year FR & I (excluding roofs)	£14,000 p.a.	Rent Review 2017

(1) Tenant break clause on 14th April 2017. The Sellers are holding a rental deposit of £1,374.
 (2) Landlord repair externally subject to service charge with annual cap of £500.
 (3) www.newcharter.co.uk
 For the year ended 31st March 2015, New Charter Homes Ltd reported a turnover of £69,544m, a pre-tax profit of £3,121m, shareholders' funds and a net worth of £192,079m. (Source: Experian 15.01.2016)
 NB Areas taken from www.voa.gov.uk

Total £25,500 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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