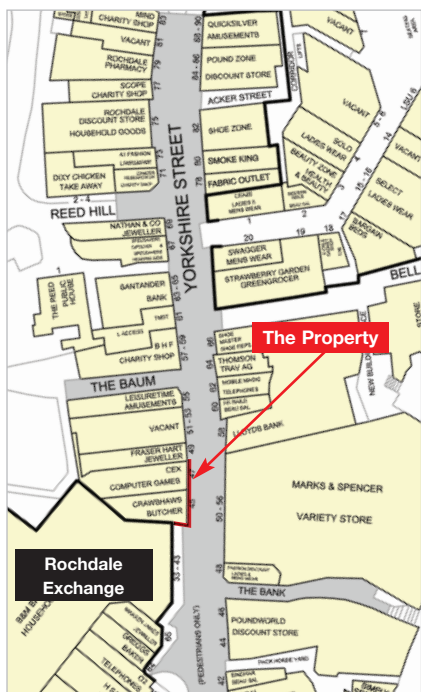


Rochdale

45-47 Yorkshire Street Lancashire OL16 1BT

- **Freehold Shop Investment**
- Well located on pedestrianised Yorkshire Street opposite Marks & Spencer and adjacent to Rochdale Exchange Shopping Centre
- Comprises two shops let on leases expiring in 2023 (no breaks)
- Tenants include CEX (Franchising) Ltd (sublet to franchisee)
- Total Current Rents Reserved
£92,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rochdale is an important commercial and retailing centre located approximately 12 miles north of Manchester, and serving a population of some 94,000. The town enjoys excellent road communications, being adjacent to the M62 Trans-Pennine motorway (Junctions 20 and 21). The property is well located on the north side of the pedestrianised Yorkshire Street, the principal shopping street in the heart of the town centre, opposite Marks & Spencer and adjacent to Rochdale Exchange Shopping Centre. Occupiers close by include Warren James, EE, Lloyds Bank, Tui, Poundworld and Greggs, amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide two ground floor shops with No. 45 benefitting from first floor staff ancillary/storage accommodation and No. 47 with basement storage accommodation.

VAT

VAT is 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 (3)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
45	Gabbotts Farm (Retail) Limited (1)	Ground Floor	134.60 sq m	(1,449 sq ft)	10 years from 21.02.2013	£55,000 p.a.	Rent Review 2018
		First Floor	166.34 sq m	(1,791 sq ft)	Rent review 21.02.2018		
		Sub-Total	300.94 sq m	(3,239 sq ft)	2018 tenant break NOT exercised FR & I		
47	CEX (Franchising) Limited (2) (sublet to franchisee)	Basement	132.00 sq m	(1,421 sq ft)	10 years from 23.09.2013	£37,500 p.a.	Rent Review 2018
		Ground Floor	82.10 sq m	(884 sq ft)	Rent review 23.09.2018		
		Sub-Total	214.10 sq m	(2,305 sq ft)	FR & I 2018 tenant break clause has been removed		
		Total	515.04 sq m	(5,544 sq ft)	Total £92,500 p.a.		

(1) www.crawshawbutchers.com. "Launched in 1954, Crawshaws are the UK's leading fresh meat and food to go retailer, on the way to achieving target of 200 stores nationwide".

(2) Website Address: ukwebuy.com. For the year ended 30th June 2016, CEX (Franchising) Ltd reported a turnover of £24.2m, a pre-tax profit of £1.85m, shareholders' funds of £7.75m and a net worth of £7.75m. (Source: Experian 10.01.2018.)

(3) Not inspected by Alltop. Floor areas sourced from www.voa.gov.uk

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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