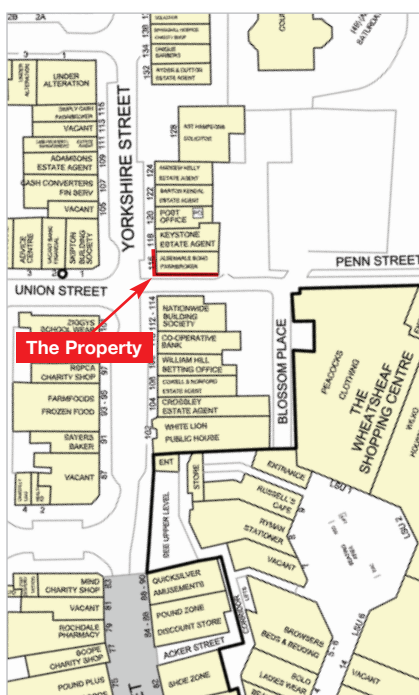


Rochdale

116 Yorkshire Street Greater Manchester OL16 1LA

- Freehold Retail and Commercial Investment
- Corner position
- Pedestrianised location
- Let to Speedloan Finance Limited
- Upper Floor Rent Review 2019
- Total Current Rents Reserved
£30,800 pa



Tenure
Freehold.

Location
Rochdale is an important commercial and retailing centre located some 12 miles north of Manchester, 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). Yorkshire Street, which is partially pedestrianised, is one of the town's principal retailing thoroughfares. The property is situated in a prominent corner position on Yorkshire Street, at its junction with Union Street.

Occupiers close by include Nationwide, Halifax, Co-operative Bank, Skipton Building Society and The Post Office.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with storage accommodation to the basement. The upper floors provide a health club, which is separately accessed from Penn Street.

VAT
VAT is not applicable to this lot.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Speedloan Finance Limited	Gross Frontage 5.35 m (17' 6") Net Frontage 4.80 m (15' 9") Shop Depth 12.15 m (39' 10") Built Depth 14.75 m (48' 5") Basement 37 sq m	5 years from 20.03.2015 Rent review every 5th year FR & I	£15,500 p.a.	Reversion 2020
Upper Floors	Aphrodite's Experience Limited (with guarantors)	Gross Internal Area 90 sq m (969 sq ft) Second Floor 90 sq m (969 sq ft)	24 years from 08.11.2007 Rent review every 5th year FR & I	£15,300 p.a.	Rent Review 2019

(1) For the year ended 31st March 2016, Speedloan Finance Limited reported a turnover of £35.7m, a pre-tax loss of £6.9m and a net worth of £1.2m. (Source: Experian 01.02.2017.)

Total £30,800 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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