

Sale

94 Old Hall Road Greater Manchester M33 2HZ

- **Freehold Shop and Flat Investment**
- Entirely let to Martin McColl Limited
- Lease expires 2032 (no breaks)
- Fixed rental increases every fifth year
- VAT not applicable
- Current Rent Reserved

£30,914 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Sale, with a population of approaching 60,000, forms part of the Greater Manchester conurbation being located some 5 miles south-west of Manchester city centre and north of Altrincham. The town benefits from easy access to the M60 Motorway (junctions 6 and 7), which in turn provide access to the M62 and M56 motorways. The property occupies a prominent corner location on the east side of Old Hall Road (A6144) at the junction with Wythenshawe Road, some 500 metres from Junction 6 of the M60 Motorway. The property serves the needs of the densely populated local neighbourhood and passing traffic.

Description

The property is arranged on basement, ground and one upper floor. The ground floor comprises a convenience store, having the benefit of an ATM and car parking to the side, whilst the first floor provides a self-contained two bedroom flat. The basement has a trap door access.

The property provides the following accommodation and dimensions:

Gross Frontage	10.05 m	(32' 11")
Return Gross Frontage	20.00 m	(65' 7")
Shop Depth	15.50 m	(50' 10")
Built Depth	20.00 m	(65' 7")
Basement (not inspected)		
Ground Floor Sales/Ancillary	171 sq m	(1,841 sq ft)
First Floor – 2 Bedroom Flat (Not inspected by Allsop. Accommodation provided by Vendor).		

Tenancy

The entire property is at present let to MARTIN MCCOLL LIMITED for a term of 20 years from 23rd April 2012 at a current rent of £30,914 per annum. The lease provides for fixed rental increases, the next being on 23rd April 2022 to £34,132 per annum and on 23rd April 2027 to £37,684 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

"We are proud to be one of the UK's leading neighbourhood retailers, with a growing estate of 1,650 managed convenience stores and newsagents" (Source: www.mccolls.co.uk). For the year ended 27th November 2016, Martin McColl Limited reported a turnover of £518.736m, a pre-tax profit of £25.631m, shareholders' funds of £160.391m and a net worth of £111.606m. (Source: Experian 06.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

