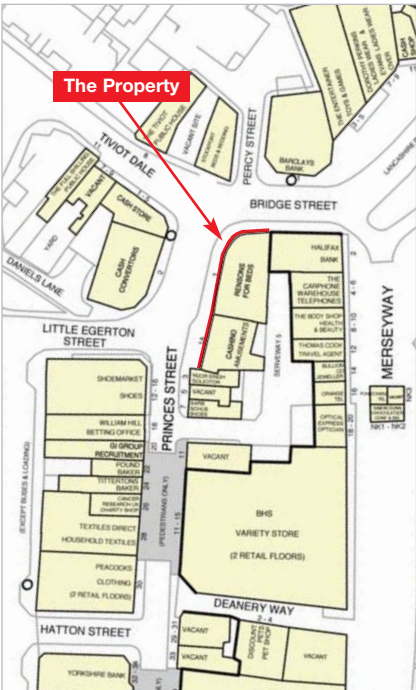


**Stockport**  
**1-3 Princes Street**  
**Cheshire**  
**SK1 1SL**

- Freehold Town Centre Shop and Office Investment
  - Two large ground floor shop units
  - Tenants include Thomas Estates Ltd
  - Prominent corner position
  - Close to The Merseyway Centre
  - 2011 Sleepmasters Rent Review Outstanding, notice served at £70,000 pa
  - Total Current Rents Reserved
- £140,200 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Stockport, with a population of some 130,000, is situated at the junction of the A6 and M60 (Junction 1), some 6 miles south-east of Manchester city centre and 12 miles north of Macclesfield. Manchester Airport is some 8 miles to the south-west and there is a direct rail link to London (Euston 2 hours).  
The property is situated at the junction of Princes Street with Bridge Street and Merseyway close to The Merseyway Centre.  
Occupiers close by include Halifax (adjacent), Barclays, Carphone Warehouse, Body Shop, Thomas Cook, Orange, Optical Express, William Hill, Dorothy Perkins/Evans and British Home Stores.

**Description**  
The property is arranged on ground and one upper floor to provide two large ground floor shop units one of which has further sales accommodation on part of the first floor. The remainder of the first floor comprises two self-contained office suites one of which benefits from two parking spaces to the rear. The offices are separately accessed from Princes Street.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 33 Stockport**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Part First	Sleepmasters Ltd (1) (t/a Bensons for Beds)	Gross Frontage 33.00 m Net Frontage 31.65 m Ground Floor 267.0 sq m First Floor 60.0 sq m	15 years from 30.09.2001 Rent review every 5th year Effectively FR & I	£55,000 p.a.	2011 Rent Review Outstanding Notice served at £70,000 p.a.
Ground	Thomas Estates Ltd (2) (Amusements)	Gross Frontage 6.25 m Net Frontage 4.15 m Ground Floor 175.0 sq m	15 years from 18.07.2001 with lease extension to 2026, Rent review every 5th year Effectively FR & I	£57,500 p.a.	Rent Review 2016
First	D & G White	First Floor 90.1 sq m	3 years from 25.12.11 Effectively FR & I	£7,700 p.a.	Reversion 2014
First	P Wagner	First Floor 255.5 sq m Two Car Parking Spaces	1 year from 25.12.2011 IR & I	£20,000 p.a.	Reversion 2012

(1) The rent is paid quarterly in advance by cheque by Homestyle Group plc  
(2) For the year ended 26th December 2010, Thomas Estates Ltd reported a turnover of £29.709m, a pre-tax profit of £720,244, shareholders' funds of £11.871m and a net worth of £7.939m. (Source: riskdisk.com 10.01.2012)

**Total £140,200 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  
**Seller's Solicitor** A Barr Esq, Read Roper & Read. Tel: 0161 832 6905 Fax: 0161 832 7795 e-mail: [abarr@readroper.co.uk](mailto:abarr@readroper.co.uk)  
**Joint Auctioneer** M Kaye Esq, Michael Laurie Kaye Limited. Tel: 0207 629 1177 Fax: 0207 629 1378 e-mail: [m@mlk.co.uk](mailto:m@mlk.co.uk)