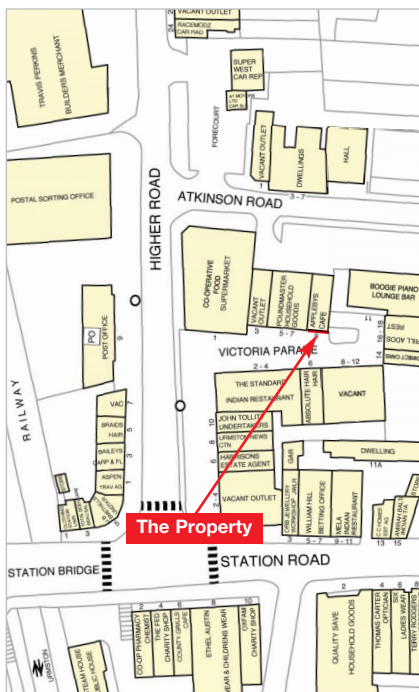


Urmston Unit 15 Victoria Parade Urmston Shopping Centre Greater Manchester M41 9BP

- **Town Centre Virtual Freehold Shop Investment**
- Located close to a Co-Operative Supermarket
- Lease expires 2020
- No VAT applicable
- Rent Review 2014
- Total Current Gross Rent Reserved **£7,800 pa⁽¹⁾**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. Held for a term of 999 years from 15th January 2009 (thus having some 996 years unexpired) at a fixed ground rent of £100 per annum.

Location

Urmston is a residential suburb of Manchester located some 5 miles to the south-west of the city centre, with good road and rail links to the centre, lying just to the west of the M60. The property is situated in a pedestrianised trading position on Victoria Parade, close to Urmston Rail Station and a Co-Operative Food Supermarket. Other occupiers close by include Post Office, Travis Perkins, Co-Op Pharmacy, William Hill, Oxfam and many others. Urmston town centre has undergone significant development and refurbishment in the last few years (www.urmstontowncentre.org.uk).

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with first floor ancillary accommodation. The property benefits from rear service access.

The property provides the following accommodation and dimensions:

Gross Frontage	4.89 m	(16')
Net Frontage	4.74 m	(15' 6")
Shop Depth	14.83 m	(48' 8")
Built Depth	15.69 m	(51' 6")
First Floor	39.25 sq m	(422 sq ft)

Tenancy

The entire property is at present let to MR S J BRIGGS & MR R BURTON for a term of 9 years from 25th December 2011 at a current rent of £6,800 per annum, exclusive of rates (1). The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

(1) There is a fixed rental increase to £7,800 per annum on 25th December 2012 which the Vendor will top up by way of a reduction in the purchase price at completion.

Tenant Information

The tenants have been in occupation for in excess of 16 years.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 50 Manchester**.

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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