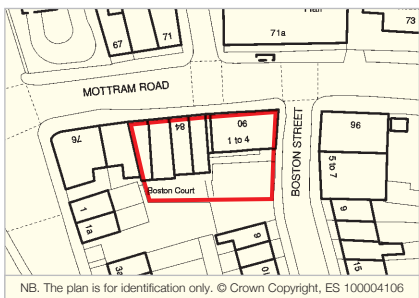


# Hyde

## 80-92 (even) Mottram Road and Boston Court, Cheshire SK14 2RT

- **A Freehold Parade comprising a Total of Eight Self-Contained Flats and Two Retail Units**
- Each Flat subject to an Assured Shorthold Tenancy
- One Retail Unit subject to a Commercial Lease and One Unit Vacant
- **Total Current Rent Reserved £42,300 per annum (equivalent) with One Retail Unit Vacant**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### To View

The property will be open for viewing on Thursday 27th July at 2.30 p.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Howard Kennedy  
(Ref: Charles Maxwell).  
Tel: 0203 755 5806.  
Email: charles.maxwell@howardkennedy.com

### PART INVESTMENT/PART VACANT – Freehold Parade



Rear Elevation (Boston Court)

### Tenure

Freehold.

### Location

The property is situated on the junction of Mottram Road and Boston Street. Local shops and amenities are available nearby, with the more extensive facilities of Stockport and Manchester being to the south-west and north-west respectively. Rail services run from Hyde Central Station to the west and Godley Station to the east. Road access is provided by the nearby A67, which provides access to the A57 and M60 Motorway.

### Description

The property comprises a parade, which is internally arranged to provide two ground floor retail units and a total of eight self-contained flats. Boston Court is accessible from the rear via Boston Street. Boston Court benefits from off-street parking.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

| Unit                   | Accommodation  | Terms of Tenancy  | Current Rent<br>£ p.c.m.   |
|------------------------|--|---|----------------------------|
| Flat 1 Boston Court    | Reception Room, Two Bedrooms, Kitchen, Bathroom          | Subject to an Assured Shorthold Tenancy for a term of 6 months from 2nd July 2016 (holding over)        | £400 p.c.m.                |
| Flat 2 Boston Court    | Reception Room, Two Bedrooms, Kitchen, Bathroom          | Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th March 2013 (holding over)       | £450 p.c.m.                |
| Flat 3 Boston Court    | Reception Room, Two Bedrooms, Kitchen, Bathroom          | Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st September 2016 (holding over)   | £400 p.c.m.                |
| Flat 4 Boston Court    | Reception Room, Two Bedrooms, Kitchen, Bathroom          | Subject to an Assured Shorthold Tenancy for a term of 6 months from 25th February 2017                  | £400 p.c.m.                |
| 82 Mottram Road (shop) | Retail Unit (4.6m x 12.87m)                              | Subject to a Commercial Lease expiring 30th September 2017 (FRI Lease)                                  | £400 p.c.m.                |
| 86 Mottram Road (shop) | Retail Unit (3.77m x 12.96m )                            | Vacant  | —                          |
| 80 Mottram Road        | Reception Room, Bedroom, Kitchen, Bathroom               | Subject to an Assured Shorthold Tenancy for a term of six months from 6th February 2015 (holding over)  | £375 p.c.m.                |
| 84 Mottram Road        | Reception Room, Bedroom, Kitchen, Bathroom               | Subject to an Assured Shorthold Tenancy for a term of six months from 24th November 2014 (holding over) | £375 p.c.m.                |
| 88 Mottram Road        | Two Bedrooms, Kitchen, Bathroom                          | Subject to an Assured Shorthold Tenancy for a term of six months from 22nd December 2014 (holding over) | £375 p.c.m.                |
| 90 Mottram Road        | Open Plan Reception Room/Kitchen, Two Bedrooms, Bathroom | Subject to an Assured Shorthold Tenancy for a term expiring 5th December 2016                           | £350 p.c.m.                |
|                        |  |   | <b>Total £3,525 p.c.m.</b> |

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.