



**Manchester**  
**232, 234 and 236**  
**Lightbowne Road**  
**Moston**  
**Lancashire**  
**M40 5EF**

- **Freehold Convenience Store Investment**
- Total accommodation 523.10 sq m (5,632 sq ft)
- Entirely let to Martin McColl Limited until 2034 (no breaks)
- Fixed rental increases in 2024 & 2029
- Predominantly residential area
- Potential to convert upper floors to residential use (2)
- Current Rent Reserved **£38,631 pa<sup>(1)</sup>**  
**rising to £47,090 pa in 2029**

**Tenure**  
 Freehold.

**Location**  
 The city of Manchester is the principal industrial, cultural and commercial centre of the North West and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre and it benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport.

The property is situated in a predominantly residential area within Moston, which lies 3.5 miles north-east of the city centre, on the east side of Lightbowne Road (B6393) at its junction with Oscar Street.

**Description**  
 This substantial corner property is arranged on ground and two upper floors to provide a ground floor convenience store with an ATM to the front and ancillary accommodation to either side. The first and second floors have been sub-let to a boxing club.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>240.80 sq m</b>	<b>(2,592 sq ft)</b>
<b>First Floor (GIA)</b>	<b>253.15 sq m</b>	<b>(2,725 sq ft)</b>
<b>Second Floor (GIA)</b>	<b>29.15 sq m</b>	<b>(315 sq ft)</b>
<b>Total</b>	<b>523.10 sq m</b>	<b>(5,632 sq ft)</b>

**Tenancy**  
 The entire property is at present let to MARTIN McCOLL LIMITED for a term of 16 years and 6 months from 20th October 2017 at a current rent of £37,500 per annum (1). The lease provides for fixed rental increases of 2% compounded on 20th April 2019 and every fifth year thereafter and contains full repairing and insuring covenants.

The rent will therefore rise as follows:  
 20th April 2019 to £38,631 per annum (1)  
 20th April 2024 to £42,651 per annum  
 20th April 2029 to £47,090 per annum  
 (1) The vendor will top up the rent to £38,631 per annum from completion until 19th April 2019 by way of reduction in the purchase price.

**Tenant Information**  
 No. of Branches: 1,650+ managed convenience stores.  
 Website Address: [www.mccolls.co.uk](http://www.mccolls.co.uk)  
 For the year ended 27th November 2016, Martin McColl Ltd 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 05.01.2018.)

**Planning (2)**  
 The upper floors may have potential for residential use, subject to the existing lease and obtaining all necessary consents. All enquiries should be made to Manchester City Council. Website: [www.manchester.gov.uk](http://www.manchester.gov.uk)

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

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

**Energy Performance Certificate**  
 Convenience Store EPC Rating 56 Band C.  
 Gym EPC Rating 95 Band D.  
 (Copies available on website).

**SIX WEEK COMPLETION AVAILABLE**

