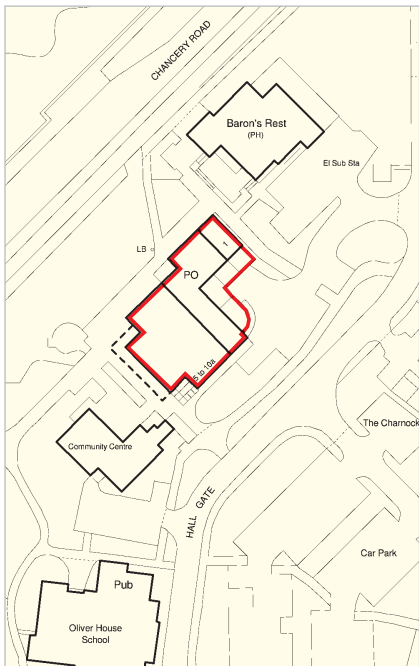


Chorley Hallgate Astley Village Lancashire PR7 1XA

- **Virtual Freehold Shopping Parade Investment**
- 4 lock-up shops
- Multi-let parade to include a pharmacy, 2 x takeaway restaurants and a convenience store
- Tenants include Martin McColl Ltd
- Asset management opportunity
- Reversions from 2016
- Total Current Gross Rents Reserved
£32,080 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. Held for a term of 999 years from 1st January 1987 (thus having some 971 years unexpired) at a ground rent of £50 per annum.

Location

Chorley is a popular Lancashire market town, serving a population of some 32,000 which enjoys excellent road access, being adjacent to the M61 (Junction 8) about 20 miles north-west of Manchester, 10 miles south of Preston.

The property is situated on Hallgate close to the junction with Chancery Road in Astley Village, a residential suburb to the north of Chorley town centre.

Description

The property is arranged on ground floor only to provide 4 ground floor shops forming part of a neighbourhood shopping precinct, the remainder of which is not included in the sale.

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.

No.	Present Lessee	Accommodation (2)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 2	Martin McColl Ltd (1) (sub-let to Indian Takeaway)	Ground Floor	49.10 sq m	(529 sq ft)	20 years from 08.11.1997 FR & I (latent defects excluded)	£4,500 p.a.	Reversion 2017
Unit 3	Martin McColl Ltd (t/a McColl's Convenience Store) (1)	Ground Floor	178.75 sq m	(1,924 sq ft)	15 years from 01.01.2002 Rent review on 5th & 10th year	£12,500 p.a.	Reversion 2017
Unit 4	Michael Edmondson (t/a Chinese Restaurant)	Ground Floor	362.00 sq m	(3,897 sq ft)	3 years from 09.10.2013 FR & I	£10,400 p.a.	Reversion October 2016
Unit 5	APA Blackpool Pharmacy Ltd	Ground Floor	75.65 sq m	(814 sq ft)	20 years from 08.10.2003 Rent review every 3rd year FR & I	£4,680 p.a.	Rent Review 2015
		Total	665.50 sq m	(7,164 sq ft)			

(1) For the year ended 24th April 2013, Martin McColl Ltd reported a turnover of £428.1m, a pre-tax profit of £26.618m and a net worth of £143.673m. (Source: riskdisk.com 12.06.2015.)
(2) Floor areas provided by the Joint Auctioneer.

Total £32,080 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

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