

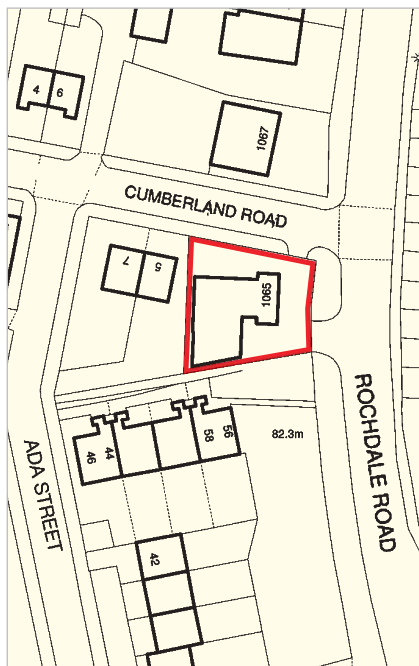
Manchester
1065 Rochdale Road
Blackley
Greater Manchester
M9 8AJ

- **Freehold Funeral Directors Investment**
- Prominent corner location
- To be let on a new 15 year lease
- Rent Review 2016
- VAT is not applicable
- Current Rent Reserved
£28,000 pa

On the Instructions of

FUNERAL
PARTNERS
LIMITED

**COMPLETION ON OR BEFORE
28TH JUNE AVAILABLE**



Tenure

Freehold.

Location

The city of Manchester, which has a population in excess of 400,500, 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. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport. Blackley is a suburb of Manchester located some 3 miles north of the city centre. The property occupies a prominent corner location on the west side of Rochdale Road (A664) at the junction with Cumberland Road. The A664 is a main arterial route linking the city centre to Junction 20 of the M6 motorway.

Occupiers close by include City Park Hotel, Oakdene Care Home, Manchester College and Victoria House Medical Centre.

Description

The property comprises a single storey detached building currently used as a funeral parlour. The property has the benefit of a garage/store and forecourt parking.

The property provides the following gross internal accommodation:

Funeral Parlour	100 sq m	(1,076 sq ft)
Garage/Store	49 sq m	(527 sq ft)
Total GIA	149 sq m	(1,604 sq ft)

Tenancy

The entire property will be let to FUNERAL PARTNERS LIMITED for a term of 15 years from completion at an initial rent of £28,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease will contain an option for the lessee to take a new lease for a further term of 15 years on the same terms but with a rent review on the second day of the term.

Tenant Information

No. of Branches: 50

For the year ended 30th September 2010, Funeral Partners Limited reported a turnover of £7.6m, a pre-tax profit of £1.4m and net assets of £2.4m. (Source: Audited Accounts)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 57 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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