

Salford

Unit A Merchants Quay Salford Quays Greater Manchester M5 2XR

- **Freehold Commercial Ground Rent and Vacant Land**
- Majority secured upon the site of a restaurant and bar
- Majority let to Greene King Retailing Limited, on assignment from Whitbread plc on a lease expiring in 2120
- 5% per annum compounded rent reviews every 5th year
- Close to Old Trafford football stadium
- Total Current Rents Reserved
£5,306.57⁽¹⁾ pa



Tenure

Freehold.

Location

Salford forms a major part of the Greater Manchester conurbation, serves a population of some 100,000 and lies approximately 2 miles to the west of Manchester city centre. The city enjoys excellent road communications with the M602 linking to the M62/M60 and M6 motorways to the west.

The property is situated in the well established Salford Quays, fronting the Trafford Road (A5063) to the east, at the junction with Merchants Quay adjacent to the Salford Quays Metrolink Station.

There are a number of other restaurants in the area including Frankie & Benny's and Chiquito (adjacent). In addition there are a number of hotels whilst the Old Trafford Stadium is within easy walking distance.

Description

The property comprises a site of approximately 0.34 hectares (0.83 acres) upon which a restaurant/bar has been constructed, with parking for about 70 cars. In addition, the property also includes a small vacant paved area of land.

VAT

VAT is applicable to this lot.

Documents

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

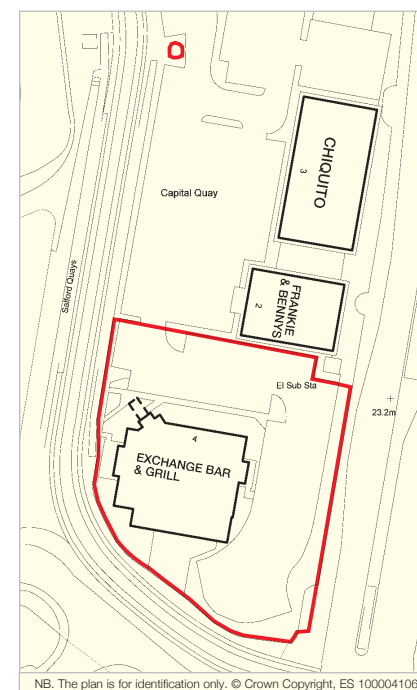
No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A Merchants Quay	Greene King Retailing Limited on assignment from Whitbread plc (2)	Restaurant/Bar Car Parking Site Area 70 spaces 0.34 hectares (0.83 acres)	125 years from 22.12.1995 FR & I The lease provides for 5% per annum compounded rent reviews every 5th year	£5,306.57 p.a. (1)	Rent Review 2020
Paved Land		Paved Land 6 sq m (65 sq ft)		-	

(1) The rent review in 2015 is to £5,306.57 per annum and the Vendor will top-up the rent from £4,157.84 pa such that the purchaser will effectively be receiving £5,306.57 per annum from completion of the sale until 21st December 2015.

(2) Website Address: www.greeneking.co.uk

The ultimate holding company of Greene King Retailing Ltd is Greene King plc.

Total £5,306.57 p.a. (1)



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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