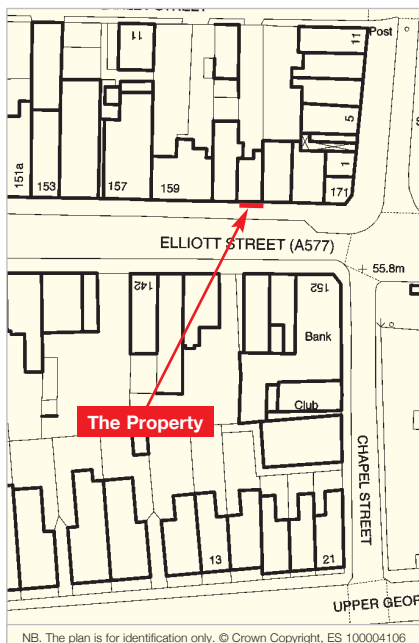


Tyldesley

**165 Elliott Street
Greater Manchester
Lancashire
M29 8FL**

- **Virtual Freehold Shop Investment**
- Town centre location
- Let to established optician
- RPI linked Rent Review in 2019
- Close to Ladbroke's and Bargain Booze
- Current Gross Rent Reserved
£7,239 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from 30th November 1806 (thus having some 788 years unexpired) at a fixed ground rent of £3.20 per annum.

Location

Tyldesley is a densely populated town in Greater Manchester and a residential suburb situated some 10 miles west of Manchester city centre. There are excellent communications via the M60, M61 and M62 motorways and Manchester Airport is 17 miles to the south-east of the town.

The property is situated on the north side of Elliott Street, between its junctions with Patchett Street and Stanley Street.

Occupiers close by include Ladbroke's, Bargain Booze, Farmfoods, and Lloyds Pharmacy, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop presently trading as an opticians with consulting rooms above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.00 m	(13' 2")
Net Frontage	3.30 m	(10' 10")
Ground Floor	26.50 sq m	(285 sq ft)
First Floor	21.00 sq m	(226 sq ft)
Total	47.50 sq m	(511 sq ft)

NB Not measured by Allsop. Floor areas sourced from voa.gov.uk

Tenancy

The property is at present let to D GUHA (t/a DG Optical) for a term of 10 years from 9th July 2010 at a current rent of £7,239 per annum. The lease provides for RPI linked rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information

An independent professional opticians with over 30 years' experience. Website Address: www.dgopticaltyldesley.com

VAT

VAT is 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.