



Altrincham

69 George Street and 2 Cross Street Cheshire WA14 1RN

- Freehold Shop and Residential Ground Rent Investment
- Comprises a shop and four flats (sold off)
- Pedestrianised town centre location
- Close to Marks & Spencer and Boots
- Shop let on a new 5 year lease (no breaks)
- Total Current Rent Reserved
£46,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Altrincham is a prosperous suburb of Manchester some 8 miles south-west of the city, with a population of some 40,000. The town benefits from its proximity to Manchester International Airport, the M56 and M60 motorways and a direct link to Manchester city centre via the Metrolink train network.

This corner property is situated on the east side of the pedestrianised George Street, at its junction with Cross Street.

Occupiers close by include Marks & Spencer, Greggs, H&M, River Island, Boots, Next, Waterstones, Halifax and Iceland, amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide a shop over ground and part lower ground with ancillary accommodation on part lower ground. There are four self-contained flats on the first and second floors above which have been sold off on long leases. The flats are accessed off Cross Street.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Basement	Altrincham PLB Ltd (1) (t/a Pure Fashions)	Gross Frontage (George Street) 5.80 m (19' 0") Net Frontage (George Street) 5.40 m (17' 8") Gross Frontage (Cross Street) 13.65 m (44' 9") Net Frontage (Cross Street) 10.90 m (35' 9") Basement 58.70 sq m (632 sq ft) Ground Floor 64.60 sq m (695 sq ft)	5 years from 01.08.2018 Effectively FR & I	£45,000 p.a. (2)	Reversion 2023
First & Second	Four Lessees	Four Flats	4 leases each for a term of 350 years from 01.01.2017	£1,000 p.a. (3)	RPI linked rent review 2027 and every 10th year thereafter

(1) Facebook: @pureladiesboutiques

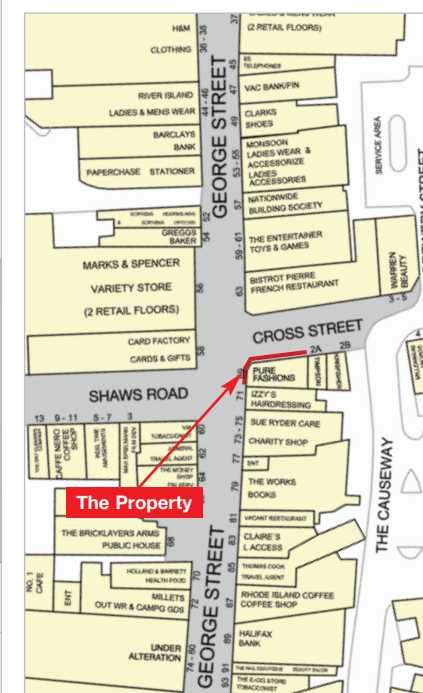
A boutique fashion retailer with six stores around the North West.

(2) The tenant has a 3 month rent free period and then pays rent of £22,500 per annum (annualised) for the remainder of the first year. The vendor will top up the rent to £45,000 per annum from completion until 31st July 2019 such that the buyer in effect receives £45,000 per annum from completion.

(3) £250 per annum per flat.

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

Total £46,000 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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