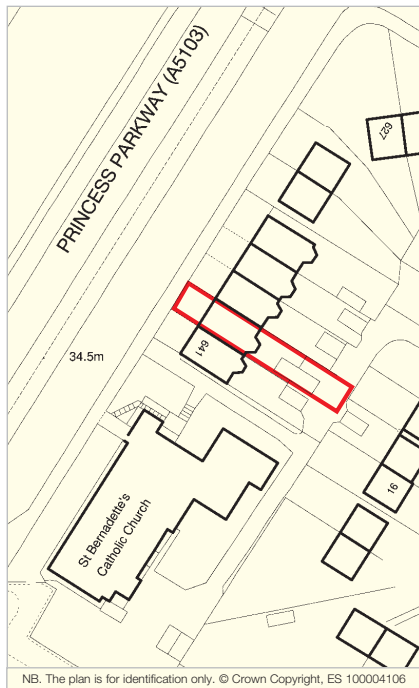


Withington

639 Princess Parkway
Greater Manchester
M20 1HH

- **Virtual Freehold Shop Investment**
 - Let to Cash Generator Ltd
 - Lease expires 2022 (1)
 - Busy arterial road location, opposite new Metrolink stop (under construction)
 - No VAT applicable
 - Rent Review 2017
 - Current Gross Rents Reserved
- £12,000 pa**

COMPLETION 10TH JANUARY 2012



Tenure

Virtual Freehold. Held on a 990 year lease from 21st June 1932 at a rent of £11 per annum.

Location

The city of Manchester is the major regional centre of the North-West of England with a resident population of some 500,000. The city is at the centre of an extensive motorway network and is served by the M6, M56, M60 and M67. In addition, the city has its own international airport. Withington is a residential suburb of Greater Manchester approximately 10 miles south of Manchester city centre at the junction of the B5167 and B5093.

The property is situated on Princess Parkway (A5103), a busy arterial road which runs from Manchester city centre south to the M60 motorway (Junction 5).

The property forms part of a local parade of shops and will be situated opposite the new Withington stop on the Metrolink (South Manchester Line) extension, which is under construction and due to open July 2011 – 2013.

Description

The property is arranged on lower ground, ground and one upper floor to provide a ground floor shop with ancillary accommodation to the rear, at lower ground floor and first floor level. The property benefits from parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.09 m	(19' 11")
Net Frontage	5.61 m	(18' 5")
Shop Depth	4.81 m	(15' 9")
Built Depth	9.33 m	(30' 7")
Lower Ground Floor	47.7 sq m	(513 sq ft)
Ground Floor	48.2 sq m	(519 sq ft)
First Floor	48.8 sq m	(525 sq ft)
Total	144.7 sq m	(1,557 sq ft)

Tenancy

The entire property is let to CASH GENERATOR LTD for a term of 10 years and 6 months from 16th September 2011 at a current rent of £12,000 per annum, exclusive of rates. The lease provides for a rent review on 16th March 2017 and contains full repairing and insuring covenants, subject to a schedule of condition.

(1) The tenant has an option to determine the lease on 16th September 2016.

Tenant Information

Cash Generator were established in 1994. They currently trade from in excess of 150 stores throughout the UK with up to 500 potential new store locations earmarked and over 50 new store openings planned each year.

Website Address: www.cashgenerator.co.uk

For the year ended 29th January 2011, Cash Generator Ltd reported a turnover of £13.71m, a pre-tax profit of £2.05m, shareholders' funds and net assets of £4.09m. (Source: Cash Generator Ltd Report & Financial Statements 2011)

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 23 Withington**.

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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