

The photograph has been enhanced and the Prada image on the poster is Computer Generated

## Manchester Advertising Hoarding Pottery Lane West Gorton M12 5DD

- **Freehold Advertising Hoarding Investment**
  - Let to Clear Channel UK Ltd on a 15 year contract with 12 years unexpired with no Security of Tenure
  - Situated on the busy A6010 arterial road
  - Prominent internally illuminated 96 sheet lightbox
  - RPI linked reviews every 5th year
  - Revenue Share Agreement (1)
  - Fee Review 2018
  - Current Fee Reserved
- £27,000 pa  
with Potential for  
Revenue Share**

**SIX WEEK COMPLETION  
AVAILABLE**

### Tenure

Freehold.

### Location

Gorton is a popular suburb of Manchester, situated some 3 miles east of the city centre. The property is on the east side of Pottery Lane (A6010), between its intersections with the A57 and A635, and is a busy dual carriageway trunk road forming part of the Manchester Intermediate Ring Road. The Etihad Stadium and the National Cycling Centre are both situated off Pottery Lane to the north of the site.

### Description

The property comprises a rectangular site close to the railway line, upon which has been erected a freestanding internally illuminated 96 sheet (12 metres by 3 metres) lightbox. We are informed that the site has the potential to be upgraded to digital.

### Agreement

The entire property is at present let to CLEAR CHANNEL UK LIMITED on a contract for a term of 15 years from 1st March 2013 at a current fee of £27,000 per annum. There is also a revenue share of the amount by which 5% of the net revenue exceeds the fee in a year (1). The contract provides for fee reviews every fifth year of the term linked to RPI and contains full repairing and insuring covenants. There is no Security of Tenure.

### Further Information

Clear Channel UK is one of the world's leading Out of Home advertising companies with more than 60,000 sites (Source: www.clearchannel.co.uk). For the year ended 31st December 2014, Clear Channel UK Limited reported a turnover of £139.896m, a pre-tax profit of £8.294m and a net worth of £192.107m. (Source: Experian 29.10.2015.)

### VAT

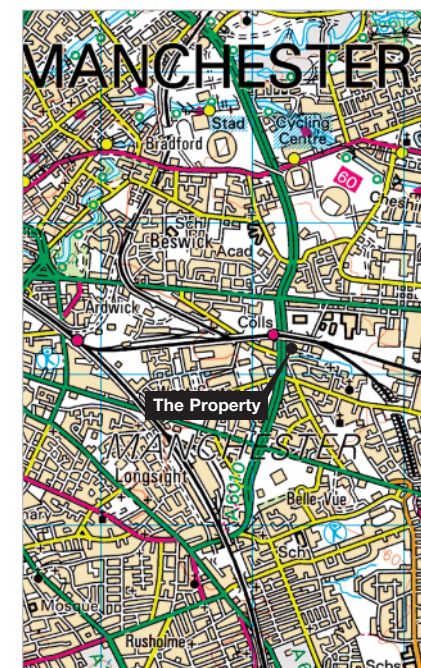
VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

We are advised an EPC is not required.



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