

Wigan

3 Coniston Road Tyldesley Lancashire M29 7AS

- **Freehold Residential and Takeaway Investment**
- **Comprising a 3 bedroom house and takeaway unit**
- **Located in a residential area**
- **Let until 2020**
- **Asset management opportunity**

Tenure

Freehold.

Location

The city of Manchester, which has a population in excess of 400,500, is the principal industrial, cultural and commercial centre of the North West and is the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport. Tyldesley is a densely populated town and residential suburb

Current Rent Reserved
£7,150 pa

situated some 10 miles west of the city centre. The property is situated on the east side of Coniston Road, perpendicular to a local shopping precinct in a predominantly residential area. Occupiers close by include Select & Save Convenience Store.

Description

The property is arranged on ground and one upper floor to provide a three bedroom detached house with a ground floor self-contained takeaway to the side. The house comprises a lounge, kitchen and bathroom on the ground floor and three bedrooms above. The takeaway comprises a serving area to the front and a kitchen to the rear. To the side of the property is a garage. We understand the takeaway isn't currently being utilised.

Seller's Solicitor

Ms J Blain, Gordon Dadds.
Tel: 02920 100958.
E-mail: jessieblain@gordondadds.com

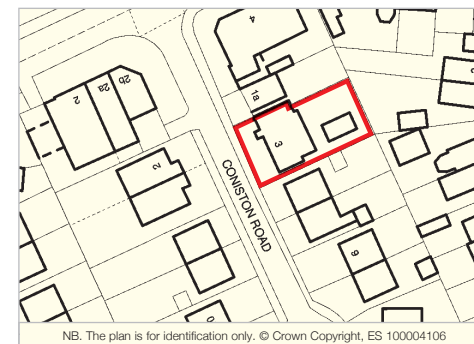


The property provides the following accommodation and dimensions:

Ground Floor	65.40 sq m	(704 sq ft)
First Floor	38.60 sq m	(415 sq ft)
Garage	16.80 sq m	(181 sq ft)
Total	120.80 sq m	(1,300 sq ft)

Tenancy

The entire property is at present let to H WAHYAU for a term of 20 years from 7th August 2000 at a current rent of £7,150 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.



VAT

VAT is not 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.

LOT 298

High Peak

8 Old Road Whaley Bridge Derbyshire SK23 7HR

- **Leasehold Shop Investment**
- **Well located within the town centre**
- **May lend itself to residential conversion (1)**
- **Let until 2019**

Tenure

Leasehold. Held for a term of 999 years from 9th December 1869 (thus having some 851 years unexpired) at a peppercorn ground rent.

Location

Whaley Bridge is a town of approximately 6,500 people in the High Peak district of Derbyshire. Whaley Bridge is approximately 16 miles south of Manchester, 7 miles north of Buxton, 9 miles east of Macclesfield and 28 miles west of Sheffield.

The property is situated on Old Road, in the centre of the town and next to its junction with Buxton Road (A5004), an established trading

Current Gross Rent Reserved
£5,200 pa

location within Whaley Bridge. Occupiers close by include Co-operative Food, Post Office, Martin's Newsagent and Well Pharmacy, amongst other local occupiers.

Description

This mid terrace property is arranged on ground and one upper floor to provide a hairdressing salon and kitchen on the ground floor with treatment rooms and bathroom at first floor level. To the rear of the property is an adjoining shed accessed via a shared lane.

Seller's Solicitor

Ms J Blain, Gordon Dadds.
Tel: 02920 100958.
E-mail: jessieblain@gordondadds.com



The property provides the following accommodation and dimensions:

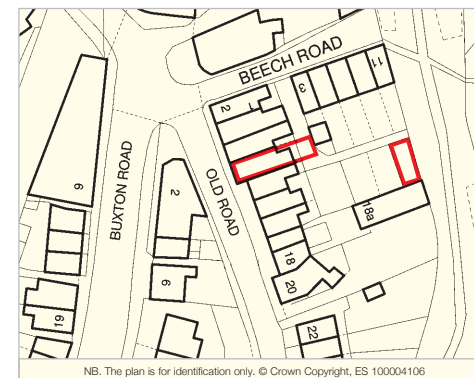
Ground Floor	47.30 sq m	(509 sq ft)
First Floor	36.50 sq m	(393 sq ft)

Planning (1)

Part or whole of the property may lend itself to residential conversion, subject to obtaining the necessary consents. All enquiries in this regard should be made through High Peak Borough Council (www.highpeak.gov.uk).

Tenancy

The entire property is at present let to A SMITH for a term of 7 years from 3rd May 2012 at a current rent of £5,200 per annum. The lease provides for a rent review in year 5 of the term and contains full repairing and insuring covenants. The lease provides for a break option in year 4, which was not actioned.



The lease has been drafted outside the security of tenure provisions contained within sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VAT

VAT is not applicable to this lot.

Documents

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Energy Performance Certificate

For EPC Rating please see website.

LOT 299

Lot 300 - SOLD PRIOR