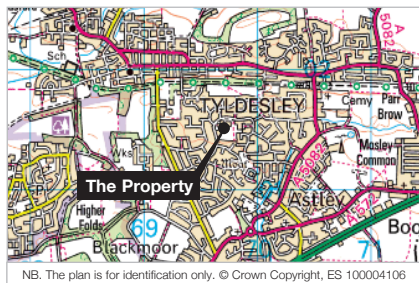


# **Tyldesley** **The Gables** **Shopping Centre** **Stour Road** **Greater Manchester** **M29 7PX**

- **Freehold Retail Investment**
- Neighbourhood shopping centre anchored by Co-op whose lease expires in 2033 (1)
- Comprises six shops and convenience store with car parking
- Densely populated residential area
- Total Current Rents Reserved  
**£91,550 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## **Tenure**

Freehold.

## **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 south side of Stour Road, opposite the junction with Kingsfield Way. To the rear is Tyldesley Primary School and adjoining is The Canal Duke Public House.

## **Description**

The property comprises a single storey neighbourhood shopping centre providing six shop units and a detached convenience store. The property has the benefit of on-site car parking for circa 30 cars and prominent frontage to Stour Road.

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## **Energy Performance Certificate**

For EPC Ratings please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms J Hesketh, Metcalfe Copeman & Pettefar. Tel: 01733 865880 e-mail: [jacqui.hesketh@mcp-law.co.uk](mailto:jacqui.hesketh@mcp-law.co.uk)





No.	Present Lessee	Accommodation	Lease Terms			Current Rent £ p.a.	Next Review/ Reversion
1	M Wong (t/a Chinese Kitchen)	Gross Frontage Shop & Built Depth	8.04 m 9.65 m	(26' 5") (31' 8")	20 years from 01.04.2011 Rent review every 5th year FR & I by way of a service charge	£8,400 p.a.	Rent Review 2021
2	GNT Business Private Ltd	Gross Frontage Built Depth	6.90 m 9.65 m	(22' 8") (31' 8")	15 years from 23.09.2016 Rent review every 5th year FR & I by way of a service charge	£9,000 p.a.	Rent Review 2021
3	E Hart & T Morrissey (t/a Scissor Sisters Hair Salon) (occupied since 2005, hair salon since 1987)	Gross Frontage Shop & Built Depth	6.37 m 9.55 m	(20' 10") (31' 4")	5 years from 16.10.2013 Rent review at 3rd year FR & I by way of a service charge	£7,000 p.a.	Reversion 2018
4	M Gerard	Gross Frontage Built Depth	4.35 m 9.55 m	(14' 3") (31' 4")	6 years from 28.09.2015 Rent review in the 3rd year FR & I by way of a service charge	£7,800 p.a.	Rent Review 2018
5	C Lewis (t/a Icon Embroidery) (Rent deposit £2,385)	Gross Frontage Shop & Built Depth	5.17 m 9.05 m	(16' 11") (29' 8")	5 years from 04.07.2014 FR & I by way of a service charge 2017 break not exercised	£10,500 p.a.	Reversion 2019
6	M Ibrahim (t/a Rivazzz Takeaway)	Gross Frontage Shop & Built Depth	7.08 m 9.60 m	(23' 3") (31' 6")	15 years from 15.03.2010 Rent review every 5th year FR & I by way of a service charge	£11,000 p.a.	Rent Review 2020
7	Co-operative Group Food Limited (Convenience Store) (2)	Gross Frontage Net Frontage Ground Floor	18.76 m 9.14 m 296 sq m	(61' 6") (29' 11") (3,186 sq ft)	20 years from 25.03.1998 and reversionary lease 15 years from 25.03.2018 expiring 2033. Rent reviews 25.03.2023 and 2028. Tenant's option to break 2025 and 2030 (1) FR & I by way of a service charge	£37,850 p.a.	Rent Review 2023

(2) No. of Branches: 2,800. Website Address: [www.co-operativefood.co.uk](http://www.co-operativefood.co.uk)  
For the year ended 2nd January 2016, Co-operative Group Food Ltd reported a turnover of £6.475bn, a pre-tax loss of £429.6m, shareholders' funds of £1.721bn and a net worth of £1.385bn. (Source: Experian 05.06.2018.)

**Total £91,550 p.a.**