

Stockport

4 & 6 Little Underbank Cheshire SK1 1JT

- Freehold Retail Investment
- Town centre location
- Comprises two shops
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location
Stockport, with a population of some 130,000, is situated at the junction of the A6 and M60 (Junction 1), some 6 miles south-east of Manchester city centre and 12 miles north of Macclesfield. Manchester Airport is some 8 miles south-west and there is a direct rail link to London (Euston, 2 hours).
The property is situated in the town centre on Little Underbank close to the junction with Great Underbank and Deanery Way.
Occupiers close by include William Hill (adjacent), Carphone Warehouse, Britannia Building Society, Yorkshire Building Society, RBS and Ladbroke among others.

Total Current Rents Reserved
£32,500 pa (2)

Description

The property is arranged on basement, ground and two upper floors to provide two ground floor retail units with ancillary accommodation to basement and upper floors.

Unit 6 extends over basement, ground and two upper floors whilst Unit 4 is over basement and ground floor (1).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

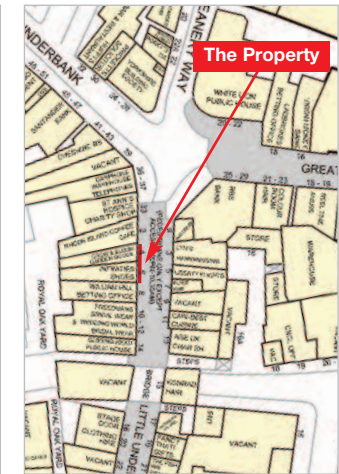
For EPC Rating please see website.

Seller's Solicitor

J Crewe Esq, Linder Myers LLP.
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Joint Agent

D Jeans Esq, Robson Kay & Co Ltd
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No.	Present Lessee	Accommodation (1)	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
4	Grow & Bloom Limited	Basement 62.15 sq m (669 sq ft) Ground Floor 90.50 sq m (974 sq ft) Total 152.65 sq m (1,643 sq ft)	5 years from 04.07.2013 FR & I	£15,000 p.a.	Reversion 2018
6	IRG Stockport Ltd	Basement 72.6 sq m (782 sq ft) Ground Floor 45.8 sq m (493 sq ft) First Floor 21.9 sq m (236 sq ft) Second Floor 29.5 sq m (318 sq ft) Total 169.8 sq m (1,829 sq ft)	For a term of years commencing 02.07.2012 and expiring 28.07.2020 Rent Review and a tenant's break option 29.07.2015 FR & I	£17,500 p.a. (2)	Reversion 2020
Total				£32,500 p.a. (2)	

(1) Not inspected by Allsop, areas provided by Joint Agent.

(2) There is a rent concession for the quarter 25th December 2013 to 24th March 2014 to £3,000 per quarter (rather than £4,375 per quarter).

Birmingham

154 Yardley Road Acocks Green West Midlands B27 6LR

- Freehold Takeaway Restaurant and Residential Investment
- Asset management opportunity

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
Acocks Green is a suburb of Birmingham situated some 4 miles south-east of the city centre equidistant between Birmingham centre and Solihull. Warwick Road (A41) provides access to the M42 (Junction 5). The property is situated on Yardley Road close to its junction with Langworth Avenue. Occupiers close by include a variety of local occupiers.

Description

The property is arranged on ground and two upper floors to provide a ground floor takeaway restaurant with residential upper floors comprising four bedroom accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	5.30 m	(17' 5")
Net Frontage	4.55 m	(14' 11")
Ground Floor	30.7 sq m	(330 sq ft)



First & Second Floor Maisonette comprising Four Bedroom Accommodation (1)
(1) Details provided by the Borrower. Not inspected by Allsop.

Tenancy

The Receivers understand that part of the property is at present let under a tenancy agreement at a current rent of £1,000 per calendar month (£12,000 annualised) on a 15 year lease dated 4th October 2010. Full terms of tenancy are unknown and a copy is not held by the Receivers. No warranty is given on the validity of these details.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Current Rent Reserved £12,000 per annum

Seller's Solicitor

Philippa Gibb, Walker Morris LLP. Tel: 0113 283 2675.
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LOT

Leyland

352 Leyland Lane Lancashire PR25 1TB

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Freehold Shop and Residential Investment. Lock-Up Shop and Self-Contained Flat

Tenure

Freehold.

Location

Leyland, with a population of 37,000, is located 6 miles south of Preston close to Junction 25 of the M6 motorway and is an expanding residential area. The property is situated in a local shopping parade on Leyland Lane near the junction with Grove Street. Occupiers close by include Ladbroke's, Rowland Pharmacy and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor lock-up shop and self-contained flat above comprising three rooms, kitchen and bathroom which is accessed from the rear.

Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Ground	Occupied	Ground Floor (1) 54.90 sq m (591 sq ft)	Terms Unknown	Unknown	
First	Individual	First Floor Flat comprising 3 Rooms, Kitchen and Bathroom	Assured Shorthold Tenancy (2)	£5,700 p.a. (£475 p.c.m.) (2)	

(1) Floor areas taken from VOA website.

(2) The Receivers at present do not hold a copy of the Assured Shorthold Tenancy Agreement. The details were confirmed on site by the Receiver's Managing Agent. No warranty is given on the validity of these details.



VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Total Current Rents Reserved £5,700 per annum Plus Ground Floor Premises

Seller's Solicitor

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