

Salford

Units 1A & 1B

Astor Road

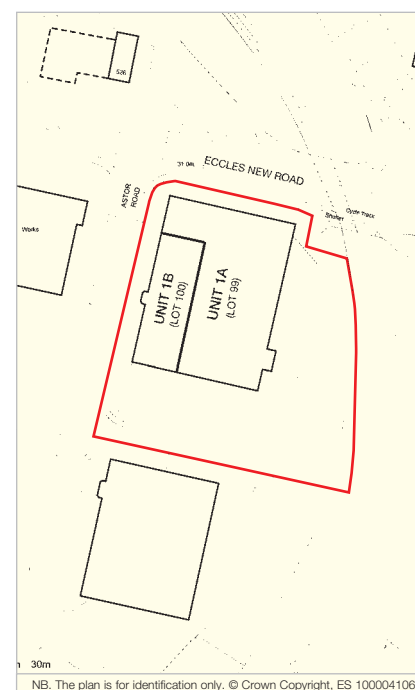
Greater Manchester

M50 1BB

- **Leasehold Industrial Investment and a Vacant Warehouse**
 - To be offered either individually or collectively
 - Well established location
 - Warehouses totalling 2,618.95 sq m (28,190 sq ft)
 - Asset management opportunity
 - Lot 100 may suit owner occupier/ investor
 - Current Gross Rent Reserved
- £54,000 pa**
plus Vacant Unit 1B

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

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Tenure

Leasehold. Held for a term of 999 years from 25th April 2003 (thus having some 990 years unexpired) at a ground rent of £20 per annum.

Location

Salford forms a major part of the Greater Manchester conurbation, serves a population of some 100,000 and lies approximately 2 miles to the west of Manchester city centre. The city enjoys excellent road communications with the M602 linking to the M62/M60 and M6 motorways to the west. The properties are situated on the south side of the A57, approximately 1 mile east of Junction 2 of the M602. Occupiers close by include a Shell Filling Petrol Station and a variety of local traders.

Description

The properties are arranged on ground floor only to provide two warehouse units with ancillary offices partitioned off. The units benefit from a 4.2 metre eaves height and one level loading door. The properties benefit from a yard and car parking.

VAT

VAT is applicable to these lots.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter Lots 99-100 Salford.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
99	Unit 1A	Markham Image Limited	Ground Floor 1,234.20 sq m (13,285 sq ft) Mezzanine 279.80 sq m (3,012 sq ft) Sub-Total 1,514.00 sq m (16,297 sq ft)	3 years from 29.09.2011 Subject to a tenant's break option in 2nd year.	£54,000 p.a.	Reversion 2015
100	Unit 1B	Vacant	Ground Floor 1,097 sq m (11,808 sq ft) Mezzanine 7.95 sq m (85 sq ft) Sub-Total 1,104.95 sq m (11,893 sq ft)			
			Total	2,618.95 sq m (28,190 sq ft)	Total £54,000 p.a.	

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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