

Manchester

82 Wilmslow Road & 51 Aspinall Street Rusholme Greater Manchester M14 5AL

- **Virtual Freehold Restaurant and Residential Investment**
- Popular café/bar let until 2037
- Well located on famous 'Curry Mile'
- Includes self-contained maisonette above
- Close to both Manchester University Campuses
- Rent Review 2017
- Current Gross Rent Reserved
£45,000 pa



Tenure

Long Leasehold. Held for a term of 999 years from 9th July 1986 (thus having approximately 973 years unexpired) at a ground rent of £10 per annum.

Location

The city of Manchester, which has a population of approximately 500,000, is the principal industrial, cultural and commercial centre of the North West and 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 an extensive motorway network being served by the M6, M56, M60, M61, M62, M66 and M67 motorways, Intercity rail links and an International Airport.

Rusholme is located 2 miles south of Manchester city centre in a densely populated residential area.

The property is situated on the 'Curry Mile', a nickname for part of Wilmslow Road which boasts what is thought to be the largest concentration of South Asian restaurants outside the Indian Subcontinent with over 70 restaurants in a 1 mile stretch.

The campuses of both The University of Manchester and Manchester Metropolitan University are nearby.

Occupiers close by include a range of restaurants, cafés and take aways.

Description

The property is arranged on ground and two upper floors to provide a ground floor café/bar which benefits from an outside seating area to the front together with a self-contained maisonette on the upper floors, accessed from the rear. The property interconnects with 84 Wilmslow Road which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	5.2 m	(17' 1")
Net Frontage	4.6 m	(15' 1")
Shop & Built Depth	15.3 m	(50' 3")
Ground Floor	75.1 sq m	(808 sq ft)

First & Second Floor comprises Three Rooms, Kitchen and Bathroom

(NB. Not inspected by Allsop, information provided by the tenant)

Tenancy

The entire property is at present let to PALM TRADING LTD for a term of 25 years from 13th August 2012 at a current rent of £45,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th 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

