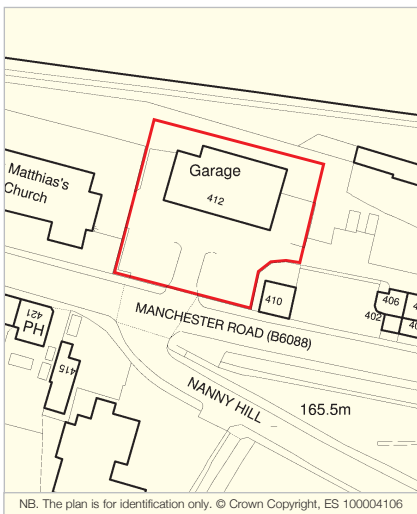


Stocksbridge
412 Manchester Road
South Yorkshire
S36 2DN

- **Modern Freehold Tyre Depot Investment**
- To be let entirely to McConechy's Tyre Services Ltd and guaranteed by McConechy Holdings Ltd on a new 15 year lease
- Site area 0.18 hectares (0.43 acres)
- Compounded RPI linked Rent Reviews (capped at 5% and collared at 1%) in 2016 and 2021
- Current Rent Reserved

£37,000 pa
Rising to a minimum
of £38,887.37 pa
or a maximum of
£47,222.42 pa in 2016

SIX WEEK COMPLETION
AVAILABLE



Tenure
 Freehold.

Location
 Stocksbridge is a town of almost 14,000 persons and lies within Sheffield District, 33 miles south of Leeds, 11 miles north of Sheffield and 5 miles west of Junction 36 off the M1. The town lies south of the A616, which connects 30 miles west to Manchester M66. The property is situated in a predominantly residential area on Manchester Road (B6088) in close proximity to the A616 and lies in the north of Stocksbridge. There is a former steel works site to the rear of the property where Sheffield City Council have backed plans to provide a new retail park to include a 60,000 sq ft food store as part of the £46m Stocksbridge regeneration scheme.

Description
 This modern detached property occupies a site which extends to 0.18 hectares (0.45 acres) and is arranged on ground and mezzanine floors to provide a four bay vehicle workshop, reception area, office, staff room and WCs on the ground floor. The mezzanine provides tyre storage. The property has an internal eaves height of 6.3 metres (20' 8"). Externally there are 15 car parking spaces.

The property provides the following accommodation and dimensions:

| | | |
|---------------------|-------------------|----------------------|
| Ground Floor | 442.6 sq m | (4,764 sq ft) |
| Mezzanine | 226.7 sq m | (2,440 sq ft) |
| Total | 669.3 sq m | (7,204 sq ft) |

Tenancy
 The entire property will be let to MCCONECHY'S TYRE SERVICES LTD, with a guarantee from McConechy Holdings Ltd (t/a Gordon's Tyres), for a term of 15 years from completion at a current rent of £37,000 per annum, exclusive of rates.

The lease provides for compounded RPI linked rent reviews every fifth year of the term (capped at 5% and collared at 1% per annum) and contains full repairing and insuring covenants. The rent will therefore rise to a minimum of £38,887.37 or a maximum of £47,222.42 per annum in 2016.

Tenant Information
 McConechy's Tyre Services Ltd have been trading since 1957 and have over 50 branches throughout Scotland. Website: www.mcconechys.co.uk
 Gordon's Tyres are the largest independent tyre specialist in Yorkshire. They currently operate 5 branches and have been providing garage services in Yorkshire for over 30 years. Website: www.gordonstyres.co.uk
 For the year ended 30th April 2011, McConechy's Tyre Service Ltd reported a turnover of £41.945m, a pre-tax profit of £275,000, shareholders' funds of £1.24m and a net worth of £663,000. For the year ended 30th April 2011, McConechy Holdings Ltd reported a turnover of £41.9m, a pre-tax profit of £987,000, shareholders' funds of £3.2m and a net worth of £1.93m. Please note the above 2011 accounts have been signed off but have yet to be lodged with Companies House. Copies are available upon request from the Auctioneers.

VAT
 VAT is applicable to this lot.

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 our Joint Auctioneer.