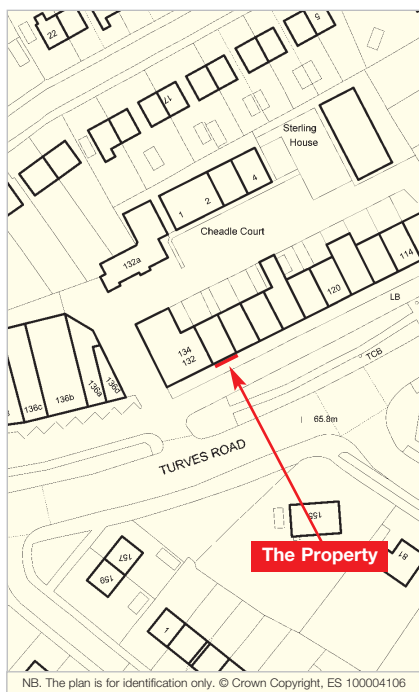


Cheadle Hulme

130 Turves Road
Cheadle
Cheshire
SK8 6AW

- Freehold Shop and Residential Investment
 - Let to Boots UK Limited
 - VAT is not applicable
 - Current Rent Reserved
- £11,400 pa**



Tenure

Freehold.

Location

Cheadle Hulme is a suburban area, located some 8 miles south of Manchester city centre and 5 miles north of Wilmslow. More particularly, the town is located east of the A34 which provides access to the M54 and M60 motorways. The property fronts Turves Road and is situated in a well established parade in a predominantly residential area, approximately half a mile west of Cheadle Hulme town centre. Occupiers close by include a range of local traders together with McColls, Domino's Pizza, and Co-op Convenience Store

Description

The property is arranged on ground and one upper floor to provide a shop with self-contained flat above. The flat is presently used for ancillary storage and is accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.05 m	(19' 10")
Net Frontage	5.75 m	(18' 10")
Shop Depth	14.95 m	(49' 0")
Built Depth	16.00 m	(52' 4")
First Floor Flat comprising 3 Rooms, Kitchen, Bathroom & WC		

Tenancy

The entire property is at present let to BOOTS UK LIMITED for a term commencing 7th April 2008 and expiring 30th November 2015 at a current rent of £11,400 per annum, exclusive of rates. The lease provided for a rent review in 2010 and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st March 2011, Boots UK Limited reported a turnover of £6,372 million, a pre-tax profit of £220 million, a net worth of £217 million and shareholders' funds of £965 million. (Source: riskdisk.com 25.04.12)

VAT

VAT is not 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 viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 125 Cheadle Hulme.**

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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