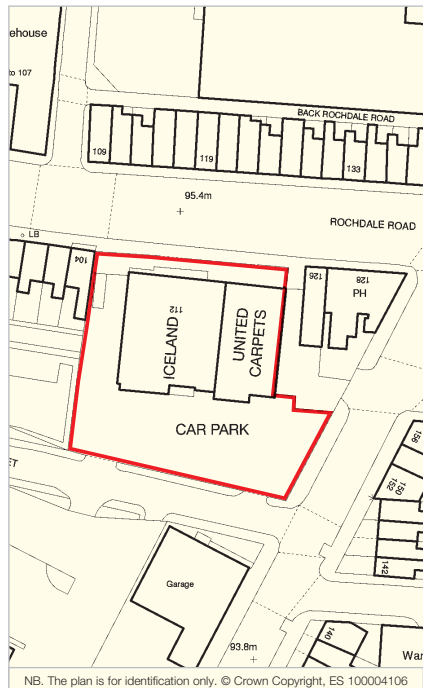
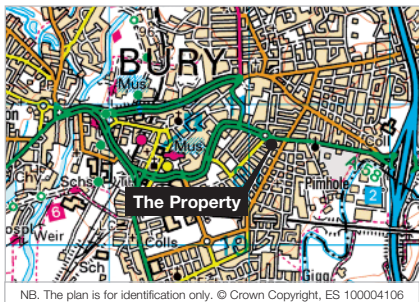


Bury Rochdale Road Lancashire BL9 7AY

- **Freehold Shop Investment**
- Entirely let to Iceland Foods Ltd on a lease expiring 2024
- Comprises a retail warehouse of 9,746 sq m (29,188 sq ft) with parking for 40 cars
- Rent Review 2019
- Current Rent Reserved
£114,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Bury is located approximately 8 miles north of Manchester, midway between Bolton and Rochdale, some 6 miles from each. The town benefits from good road communications being situated 1 mile west of Junction 2 of the M66 Motorway, which in turn leads to the M62 Motorway, 4 miles to the south. The property is situated on Rochdale Road, an arterial route 0.3 miles to the east of the town centre. Local retail sites include Angouleme Retail Park and the Rock Bury Retail Centre.

Description
The property is arranged on basement, ground and one upper floor to provide a regular retail warehouse unit comprising a food supermarket and carpet and bed showroom, with a bike shop on the first floor. There are 39 car parking spaces on site.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------|----------------------|-----------------------|
| Basement | 603.01 sq m | (6,491 sq ft) |
| Ground Floor Iceland | 601.16 sq m | (6,471 sq ft) |
| Basement (Sublet) | 302.39 sq m | (3,255 sq ft) |
| Ground Floor (Sublet) | 300.72 sq m | (3,237 sq ft) |
| First Floor (Sublet) | 904.29 sq m | (9,734 sq ft) |
| Total | 2,711.57 sq m | (29,188 sq ft) |

Tenancy

The entire property is at present let to ICELAND FOODS LTD for a term of 35 years from 13th March 1989 at a current rent of £114,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. Part of the property has been sublet to United Carpets and Beds Ltd and Leisure Lakes Bikes Ltd.

Tenant Information

No. of Branches: 700.

Website Address: www.iceland.co.uk

For the year ended 27th March 2015, Iceland Foods Ltd reported a turnover of £2,682 million, a pre-tax profit of £58 million, shareholders' funds of £709 million and a net worth of £709 million. (Source: riskdisk.com 18.02.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

Buyer's Premium

Buyers will pay 1% + VAT of the purchase price towards the seller's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Sally Pilott, DTM Legal. Tel: 01244 354809 e-mail: sally.pilott@dtmlegal.com

Joint Auctioneer G Fawcett Esq, Fawcett Mead. Tel: 0207 182 7480 e-mail: graham@fawcettmead.co.uk

