



Tenure
Freehold.

Location

The city of Manchester, which has a population in excess of 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 the M60, M62, M56, M66 and M67 motorways, InterCity Rail links and an international airport.

The property is situated in the affluent South West Manchester suburb of Chorlton-cum-Hardy, which lies 4 miles south-west of the city centre. The property is situated on the north side of Wilbraham Road, (A6010) close to its junction with Barlow Moor Road.

Occupiers close by include Santander (opposite), NatWest, HSBC, Barclays and RBS banks, together with Co-operative Food, RSPCA, Greggs and Coral amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with rear staff and ancillary storage accommodation. The staircase to the upper floors has been removed and is not presently used by the lessee.

The property provides the following accommodation and dimensions:

Gross Frontage	5.2 m	(17' 1")
Net Frontage	4.35 m	(14' 3")
Shop Depth	12.75 m	(41' 10")
Built Depth	14.65 m	(48' 10")
Ground Floor	62.25 sq m	(670 sq ft)
First and Second Floors – No access		

Tenancy

The entire property is at present let to SUBWAY REALTY LTD for a term of 15 years from 15th June 2014 at a current rent of £16,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) There are tenant options to determine the lease in 2019 and 2024.

Tenant Information

Website Address: www.subway.com/en-gb

For the year ended 31st December 2015, Subway Realty Ltd reported a turnover of £31.96m, a pre-tax profit of £1.47m, shareholders' funds and a net worth of £1.826m. (Source: riskdisk.com 11.1.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Chorlton-cum-Hardy
454 Wilbraham Road
Lancashire
M21 0AG

- **Freehold Shop Investment**
- Let to Subway Realty Ltd on lease expiring 2029 (1)
- Located in affluent Manchester suburb
- Prominent position opposite Santander and close to NatWest
- Rent Reviews 2019 & 2024
- Current Rent Reserved
£16,000 pa

SIX WEEK COMPLETION AVAILABLE

