

Stockport **45-51 Great Underbank and 68-72 (even) High Street** **Cheshire** **SK1 1NW**

- Freehold Shop and Office Investment
- Town centre location
- Opposite the Merseyway Shopping Centre
- Shop and self-contained offices above
- Let to P Lacey & Co Ltd (2) and HR Go plc (3)
- Asset management opportunity
- Total Current Rents Reserved

£36,000 pa



Tenure
Freehold.

Location

Stockport, with a population of some 130,000, is situated at the junction of the A6 and M60 Motorway (Junction 1), some 6 miles south-east of Manchester city centre and 12 miles north of Macclesfield. Manchester Airport is some 8 miles south-west and there is a direct rail link to London (Euston, 2 hours).

The property is situated in the heart of Stockport town centre on the south side of Great Underbank, opposite the Merseyway Shopping Centre. Occupiers close by include Nationwide (adjacent), RBS Bank and a variety of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a former banking hall, now arranged as a basement and ground floor site office. The first and second floors provide self-contained office accommodation accessed from the front. The property also benefits from two rear car parking spaces accessed via Highbank Side.

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.



Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	P Lacey & Co Ltd (1) (2)	Gross Frontage	9.15 m	(30' 0")	1 year from 19.02.2018	£18,000 p.a.	Reversion 2019
		Net Frontage	8.65 m	(28' 5")			
		Shop Depth	12.15 m	(39' 10")			
		Built Depth	20.05 m	(65' 9")			
		Ground Floor	151.15 sq m	(1,627 sq ft)			
		Basement	21.40 sq m	(230 sq ft)			
		One Car Parking Space					
First and Second	HR Go plc (3)	First Floor	124.30 sq m	(1,338 sq ft)	5 years from 31.01.2018 with annual RPI increases IR & I	£18,000 p.a.	Annual RPI increases Reversion 2023
		Basement	80.73 sq m	(869 sq ft)			
		One Car Parking Space					

(1) There is a one month rental deposit of £1,500.

(2) For the year ended 31st July 2016, P Lacey & Co Ltd reported a turnover of £21.657m, a pre-tax profit of £1.072m and a net worth of £13.598m. (Source: riskdisk.com 23.02.2018.)

(3) For the year ended 31st December 2016, HR Go plc reported a turnover of £73.989m, a pre-tax profit of £565,000, shareholders' funds of £283,000 and a negative net worth of £720,000. (Source: riskdisk.com 23.02.2018.)

Total £36,000 p.a.

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 Ebru Yuruk, Axiom Stone Solicitors. Tel: 0208 951 6989 e-mail: ey@axiomstone.co.uk