



Tenure

Freehold.

Location

Altrincham is a prosperous suburb of Manchester some 8 miles south-west of the city, with a population of some 40,000. The town benefits from its proximity to Manchester International Airport, the M56 and M60 motorways and a direct link to Manchester city centre via the Metrolink train network.

The property is situated in the town centre on the west side of Old Market Place, close to the junction with Albert Place, a short walk from Altrincham Rail Station.

Occupiers close by include a number of other pubs, restaurants, and local retailers.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor restaurant with basement stores, and additional restaurant seating, kitchen and WCs on the first floor.

The property provides the following accommodation and dimensions:

Basement	81.29 sq m	(875 sq ft)
Ground Floor	127.96 sq m	(1,377 sq ft)
First Floor	128.52 sq m	(1,383 sq ft)
Total	337.77 sq m	(3,636 sq ft)

NB. Not measured by Allsop. Floor areas sourced from a Valuation Report.

Tenancy

The entire property is at present let to A SHATRI for a term of 7 years from 27th April 2017 at a current rent of £37,000 per annum. The lease provides for fixed rental uplifts to £38,000 per annum in 2019, to £39,000 per annum in 2020 and to £40,000 per annum in 2021 and a rent review every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.da-noi.co.uk

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 93 Band D (Copy available on website).

Altrincham

9/11 Old Market Place Cheshire WA14 4NP

- **Freehold Restaurant Investment**
- Affluent town centre location
- Let on a lease expiring in 2024
- Fixed annual rental uplifts of £1,000 pa until 2021
- Current Rent Reserved

£37,000 pa

**Fixed uplift to
£38,000 pa in 2019**

**SIX WEEK COMPLETION
AVAILABLE**

