

**Altrincham**  
**101 George Street**  
**Cheshire**  
**WA14 1RN**

- **Freehold Shop Investment**
- Let to Salvation Army Trading Company Ltd
- Lease expires 2026
- Pedestrianised town centre position
- Rent Review 2021
- Current Rent Reserved  
**£23,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 on the south side of the pedestrianised George Street, to the south of its junction with Shaws Road and Cross Street, diagonally opposite Iceland.

Other occupiers close by include Poundland, Betfred, Oxfam, TSB, Halifax, Specsavers, Holland & Barrett, The Works and Claire's Accessories.

**Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit. The basement, first and second floors are not presently used by the tenant and there is currently no access to the first and second floors.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.80 m</b>	<b>(32' 2")</b>
<b>Net Frontage</b>	<b>9.20 m</b>	<b>(30' 2")</b>
<b>Shop Depth</b>	<b>17.55 m</b>	<b>(57' 7")</b>
<b>Built Depth</b>	<b>17.75 m</b>	<b>(58' 3")</b>
<b>Basement</b>	<b>98.60 sq m</b>	<b>(1,061 sq ft)</b>
<b>Ground Floor</b>	<b>150.80 sq m</b>	<b>(1,623 sq ft)</b>
<b>First Floor (1)</b>	<b>113.40 sq m</b>	<b>(1,221 sq ft)</b>
<b>Second Floor (1)</b>	<b>84.60 sq m</b>	<b>(911 sq ft)</b>
<b>Total</b>	<b>447.40 sq m</b>	<b>(4,816 sq ft)</b>

(1) Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Tenancy**

The entire property is at present let to SALVATION ARMY TRADING COMPANY LTD for a term of 10 years from 7th April 2016 at a current rent of £23,000 per annum. The lease provides for a rent review and tenant's option to break in the fifth year of the term and contains full repairing and insuring covenants. The lease contains a 12 month rent free period, which the vendor will top up by way of a reduction in the purchase price, so that the buyer effectively receives £23,000 from completion until the expiry of the rent free period.

**Tenant Information**

No. of Branches: 50.  
Website Address: [www.salvationarmy.org.uk](http://www.salvationarmy.org.uk)  
For the year ended 31st March 2015, Salvation Army Trading Company Ltd reported a turnover of £44.109m, a pre-tax profit of £1.099m, shareholders' funds of £16.013m and a net worth of £8.416m. (Source: riskdisk.com 30.08.2016.)

**VAT**

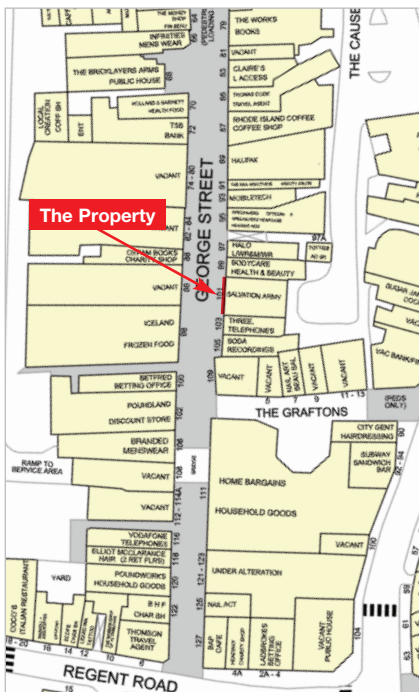
VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

EPC Rating 65 Band C (Copy available on website).



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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