



**Tenure**  
Freehold.

**Location**  
Hollinwood is a residential area of Oldham in Greater Manchester, located a short distance south-west of Oldham town centre where the M40 motorway (Junctions 21 and 22) meets the A62. The property is situated within a parade of shops on Hollinwood Avenue (A6104) in a predominantly residential area, adjacent to Moston Rail Station, and a short distance from the M60 motorway (Junction 21). Occupiers close by include AST Hampsons Solicitors (adjacent), NatWest, Post Office, Bargain Booze and a range of local traders.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor shop (trading as a takeaway) and kitchen, with staff and preparation accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	7.04 m	(23' 2")
<b>Net Frontage</b>	6.45 m	(21' 2")
<b>Shop/Built Depth</b>	9.80 m	(32' 2")
<b>Ground Floor (Sales/Kitchen)</b>	45.9 sq m	(494 sq ft)
<b>First Floor</b>	39.1 sq m	(421 sq ft)

**Tenancy**  
The entire property is at present let to ORANG ZEB (t/a The Raj) for a term of 15 years from 2nd February 2005 at a current rent of £9,700 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

**VAT**  
VAT is not applicable to this lot.

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

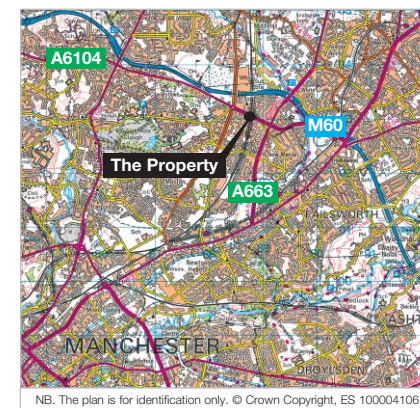
## Hollinwood

### 339 Hollinwood Avenue

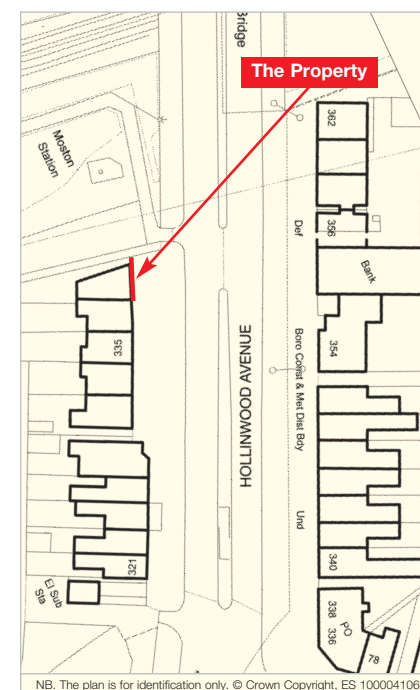
### Greater Manchester

### M40 0JA

- **Freehold Shop Investment**
- Situated within a parade of shops, adjacent to Moston Rail Station
- Lease expires 2020
- No VAT applicable
- Rent Review 2014
- Total Current Rent Reserved **£9,700 pa**



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