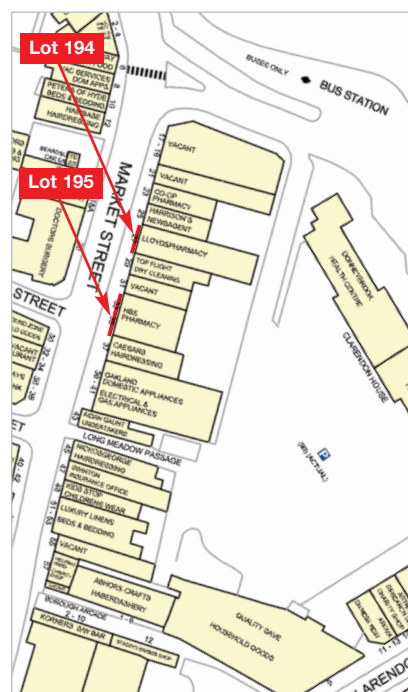


Hyde 27 & 33-35 Market Street Cheshire SK14 2AD

- Leasehold Shop Investments
- To be offered as Two Lots
- Lot 194 let to Lloyds Pharmacy Ltd
- Lot 195 let to Famevalley Ltd (t/a HBS Pharmacy)
- Adjacent to a doctors surgery and two health centres
- Rent Reviews from 2016
- Total Current Gross Rents Reserved **£43,500 pa**
- Total Current Net Rents Reserved **£40,237.50 pa**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Leasehold. Held for a term of 125 years from 29th September 2005 (thus having some 116 years unexpired) at a ground rent geared to 7.5% of the rent received reviewable every 5 years which is presently Lot 194: £1,500 and Lot 195: £1,762.50.

Location

Hyde, with its population in excess of 30,000, forms part of the Greater Manchester conurbation and is located some 5 miles north-east of Stockport and 6 miles east of Manchester city centre. The town is served by the M67 motorway (Junction 3) providing access to the M60 motorway.

The properties are situated on the north side of Market Street opposite the junction of Cross Street.

Occupiers close by include a doctors surgery on Market Street and two medical centres known as Donneybrook and Clarendon Health Centres, next to the main bus station. Other occupiers include Barclays Bank, Cash Converters, Wilkinson and NatWest.

Description

The properties are arranged on ground and two upper floors to provide three ground floor lock-up shops with ancillary accommodation to the upper floors. Shop No. 33-35 benefits from a glazed frontage to a public car park to the rear, whilst No 27 benefits from rear pedestrian access.

No 35 was formerly integrated to form a double unit with No 33 but the dividing wall has been re-instated and is not used by the tenant.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificates

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
194	27 Market Street	Lloyds Pharmacy Ltd (1)	Gross Frontage 7.60 m Net Frontage 6.90 m Shop Depth 18.45 m Built Depth 29.95 m First Floor 40.05 sq m Second Floor 42.15 sq m	(24' 11") (22' 8") (60' 6") (98' 3") (431.11 sq ft) (453.71 sq ft) 15 years from 29.11.2006 Rent review every fifth year Tenant's option to break 29.11.2016 (2)	£20,000 p.a.	Rent Review 2016 (2)
195	33-35 Market Street	Famevalley Ltd (t/a HBS Pharmacy)	No 33 Gross Frontage 5.70 m Shop & Built Depth 28.00 m No 35 Gross Frontage 5.65 m Shop & Built Depth 13.55 m First Floor (GIA) 69.75 sq m Second Floor (GIA) 69.75 sq m	(18' 8") (91' 10") (18' 6") (44' 6") (750.81 sq ft) (750.81 sq ft) 15 years from 11.04.2011 (3) Rent review every fifth year	£23,500 p.a.	Rent Review 2016

- (1) Lloyds Pharmacy is the largest community pharmacy operator in the UK with over 1,660 pharmacies located primarily in the community and health centres. (Source: www.lloydspharmacy.com Their ultimate holding company is Deu Franz Haniel & Cie GmbH (Source: riskdisk.com 11.02.2014). For the year ended 31st December 2012, Lloyds Pharmacy Limited reported a turnover of £1.72bn, a pre-tax profit of £17.9m, shareholders' funds of £203.8m and a net worth of £54.9m.
- (2) Heads of terms have been agreed, subject to contract, for a deed of variation to remove the break clause for 6 months rent free and agreeing a nil uplift at the 2011 rent review.
- (3) There is a tenant break clause on 11.04.2016.

Total £43,500 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 M Grimwood Esq, TLT Solicitors. Tel: 0117 917 7777 e-mail: matthew.grimwood@titsolicitors.com