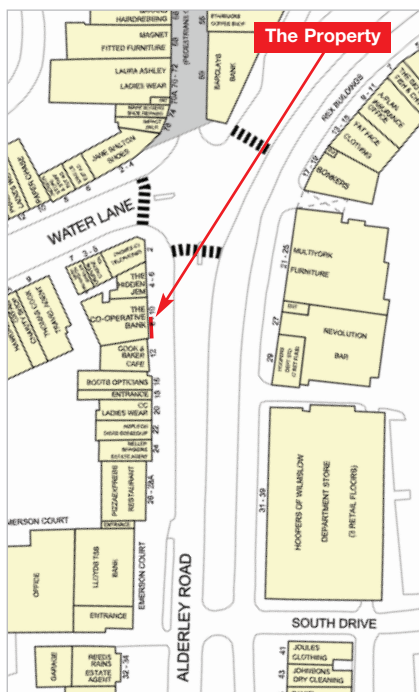


Wilmslow **10 Alderley Road** **Cheshire** **SK9 1PD**

- **Virtual Freehold Bank Investment**
- Let to The Co-operative Bank plc until 2023
- Prominent town centre location
- Prosperous Cheshire town
- Rent Review 2018
- Current Gross Rents Reserved
£33,500 pa

On the Instructions of
threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 998 years, 11 months and 24 days from 29th September 1924 (thus having some 909 years unexpired) at a fixed ground rent of £18 per annum.

Location

Wilmslow is an attractive Cheshire town with a resident population of some 25,000 located 12 miles south of Manchester city centre and 7 miles north-west of Macclesfield. The town is served by the A34 and A538 and is a sought after residential location.

The property is situated on the west side of Alderley Road, immediately south of its junction with Water Lane and the pedestrianised Grove Street.

Occupiers close by include Boots Optician, Pizza Express, Barclays, Lloyds Bank and Joules amongst other national multiples and local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall together with self-contained offices at first and second floors which are separately accessed from Alderley Road. The ground floor intercommunicates with the adjoining building (8 Alderley Road) also trading as Co-op Bank and which does not form part of the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.90 m	(19' 4")
Net Frontage	4.75 m	(15' 7")
Shop & Built Depth	14.80 m	(48' 7")
First Floor	35.20 sq m	(378 sq ft)
Second Floor	24.50 sq m	(263 sq ft)

Tenancy

The property is at present let to THE CO-OPERATIVE BANK PLC for a term of 10 years from 21st February 2013 at a current rent of £33,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

NB. The first and second floors have been sub-let to Moss Law Limited on a 4 year IR lease expiring 20th February 2018 at a sub-rent of £10,500 pa.

Tenant Information

Website Address: www.co-operativebank.co.uk

For the year ended 31st December 2013, The Co-operative Bank plc reported a turnover of nil, a pre-tax loss of £586.2m, shareholders' funds of £1.744bn and a net worth of £1.633bn.

(Source: riskdisk.com 15.08.2014.)

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 177 Band G (Copy available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 172 Wilmslow**.

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 Mrs L Davison, Nabarro. Tel: 0114 279 4015 e-mail: l.davison@nabarro.com

Joint Auctioneer P Jones Esq, Tushingham Moore. Tel: 0161 833 1197 e-mail: pjones@tushinghammoore.co.uk