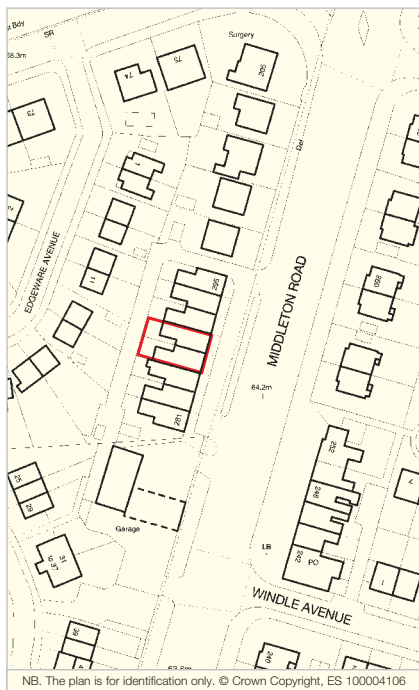


Manchester **287-289 Middleton** **Road** **Greater Manchester** **M8 4LY**

- **Freehold Betting Office and Residential Investment**
 - Comprising a double fronted shop and two self-contained flats
 - Shop let to William Hill Organization Ltd on a lease expiring 2028 (2)
 - No VAT applicable
 - Rent Review 2013
 - Total Current Rents Reserved
- £24,600 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The city of Manchester, which has a population in excess of 400,500, is the principal industrial, cultural and commercial centre of the North-West and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport. The property is situated within a predominantly residential area on the west side of Middleton Road, close to its junction with Windle Avenue. Occupiers close by include a Shell garage, Premier Inn, Beefeater Restaurant and a range of local occupiers.

Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor betting office with two self-contained flats above, access to which is from the rear of the property.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 156 Manchester**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
287/289 Ground Floor	William Hill Organization Ltd (1)	Gross Frontage 11.00 m Net Frontage 10.20 m Shop & Built Depth 12.95 m	(36' 1") (33' 6") (42' 6") 20 years from 13.05.2008 (2) Rent review every 5th year Effectively FR & I	£15,000 p.a.	Rent Review 2013
Flat 287A	An individual	First Floor Flat comprising – Two Rooms, Kitchen and Bathroom (3)	6 month Assured Shorthold Tenancy from 27.04.2011	£4,800 p.a.	Reversion 2011
Flat 287B	An individual	First Floor Flat comprising – Two Rooms, Kitchen and Bathroom (3)	6 month Assured Shorthold Tenancy from 12.10.2010	£4,800 p.a.	Holding over

- (1) William Hill were founded in 1934 and are the UK's leading bookmaker, employing over 15,000 people in the UK, Ireland, Israel and Bulgaria. They trade from some 2,370 shops throughout the UK and Ireland, representing around 25% of the market. www.williamhillplc.com. For the year ended 28th December 2010, William Hill Organization Ltd reported a turnover of £14.57bn, a pre-tax profit of £254m and shareholders' funds of £158.26m. (Source: riskdisk.com 14.09.2011)
- (2) There is a tenant's option to determine the lease at the end of the 15th year.
- (3) Not inspected by Allstop. Details provided by the Joint Auctioneer.

Total £24,600 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

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