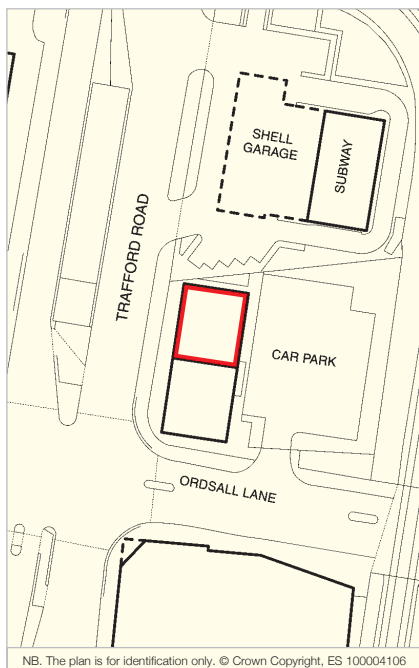
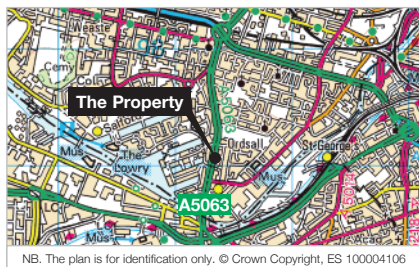


Salford

Units 2A & 2B Trafford Road Lancashire M5 3AW

- Long Leasehold Hot Food Takeaway and Shop Investment
 - Comprises two lock-up shop units occupied as A5 Hot Food Takeaway and Hair & Beauty Salon (sublet)
 - Shop Reversions 2033 and 2040 (2)
 - Occupiers close by include Shell petrol station, Subway and IBIS Hotel
 - Prominent corner position fronting Trafford Road (A5063)
 - Total Current Gross Rents Reserved
- £43,500 pa**

EIGHT WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 150 years from 20th March 2003 (thus having some 135 years unexpired) at a ground rent of a peppercorn.

Location

Salford Quays is an established commercial location situated within an attractive waterside environment, approximately 2 miles to the west of Manchester city centre. Junction 3 of the M602 lies some 0.5 miles to the north, providing access to the M60 and M62 motorways. The A56 dual carriageway provides direct access to Manchester city centre. The city of Manchester 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 and it benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways.

The property is situated on the east side of Trafford Road, between its junctions with Ordsall Lane and Elmira Way.

Occupiers close by include the Marriott Hotel, Ibis Hotel, Shell petrol station, Subway, Spar and Pure Gym, amongst others in a largely residential area.

Description

The property is arranged on ground and mezzanine floors to provide two self-contained retail units which form part of a retail parade. No 2A trades as a takeaway restaurant and provides 22 covers, while No 2B trades as a hairdresser and beauty salon. The property benefits from on-site parking.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Unit 2A – EPC Rating 86 Band B (Copy available on website)
Unit 2B – EPC Rating 71 Band C (Copy available on website)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2A	Individuals (t/a Aadam's Authentic Grill and Kebab) (1)	Ground Floor Mezzanine 96.00 sq m 92.00 sq m (1,033 sq ft) (990 sq ft)	20 years from 22.05.2013 Rent review every 5th year FR & I	£23,500 p.a.	Rent Review 2018
2B	Individuals (Sublet – t/a Legend Quays Hair Studio) (3)	Ground Floor Mezzanine 81.28 sq m 71.10 sq m (875 sq ft) (765 sq ft)	25 years from 10.04.2015 (2) Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2020

- (1) Aadam's Authentic Grill and Kebab is renowned throughout the Salford Quays area for its divine style and presentation of traditional grill and kebab cuisine. (Source: www.aadamsgillandkebab.co.uk, 01.06.2018).
(2) The lease provides for a tenant's option to determine on 10th April 2020.

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

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