



Tenure

Leasehold. Held for a term of 99 years (less 10 days) from 15th December 1964 (thus having some 46 years unexpired) at a ground rent of £19,800 per annum reviewable on 15th December 1986 and every 21st year thereafter.

Location

Altrincham is a prosperous suburb of Manchester, some 8 miles south-west of the city, with a population of some 40,000. The town benefits from its proximity to Manchester International Airport, the M56 and M60 motorways and a direct link to Manchester city centre via the Metrolink train network.

The property is located in a prominent position on the north side of the pedestrianised George Street, close to its junction with Regent Road. Nearby occupiers include Vodafone (adjacent), Home Bargains (opposite), Poundland, Betfred, Iceland and Bodycare, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with workshop/classroom area and WCs to the first floor and ancillary accommodation to the second floor.

The property provides the following accommodation and dimensions:

Gross Frontage	8.45 m	(27' 8")
Net Frontage	7.3 m	(23' 11")

Shop & Built Depth	22.65 m	(74' 4")
Ground Floor	161.8 sq m	(1,741 sq ft)
First Floor	133.4 sq m	(1,436 sq ft)
Second Floor	66.1 sq m	(712 sq ft)
Total	361.3 sq m	(3,889 sq ft)

Tenancy

The entire property is at present let to MICHAEL ABAKHAN FABRICS (t/a Abakhan) for a term of 10 years from 25th March 2017 at a current rent of £22,000 per annum.

(1) There is a tenant option to determine on 25th March 2020 and 25th March 2026. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.abakhan.co.uk

Abakhan trade from 9 stores in the UK, together with 13 stores in Estonia, Latvia and Lithuania.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

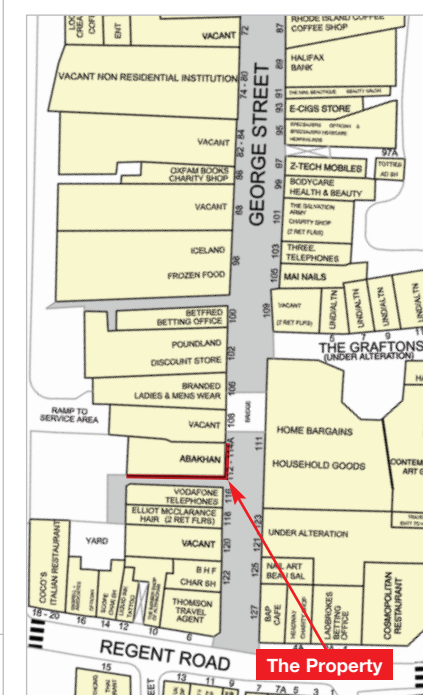
For EPC Rating please see website.

Altrincham

112/112A George Street, Cheshire WA14 1RF

- **Leasehold Shop Investment**
- Lease expires 2027 (1)
- Pedestrianised town centre location
- Comprises a total of 361.3 sq m (3,889 sq ft)
- Rent Review 2022
- Current Gross Rent Reserved **£22,000 pa**
- Current Net Rent Reserved **£2,200 pa**

On the Instructions of
a Major UK Pension Fund



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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