

Hazel Grove IMO Carwash 236 London Road Cheshire SK7 4DA

- **Freehold Roadside Investment**
- Let to Anduff Car Wash Ltd on a lease expiring 2039 (no breaks)
- 5 yearly reviews to minimum of RPI (capped at 5% p.a.)
- Next review 2016
- Prominent roadside site opposite Sainsbury's
- Current Rent Reserved
£44,049 pa



Tenure

Freehold.

Location

Hazel Grove is a residential suburb of Manchester lying some 12 miles south-east of the city centre.

The property is situated in a prominent and busy location on the A6, directly opposite the entrance to a modern Sainsbury's superstore.

Description

The property comprises a site on which there is an automatic car wash erected by the tenant. The site benefits from good frontage on to London Road.

The property provides the following accommodation and dimensions:

Site Area **0.125 Hectares** **(0.309 Acres)**

Tenancy

The site is at present let to ANDUFF CAR WASH LTD for a term of 35 years from 22nd December 2005 at a current rent of £44,049 per annum. The lease provides for rent reviews to the higher of open market rental value or RPI, capped at 5% gross per annum every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.imocarwash.com

IMO trades as Arc and IMO from 836 locations around the world, with 300 in the UK.

For the year ending 31st December 2012, Anduff Car Wash Ltd reported a turnover of £34.170m, pre-tax profits of £8.645m, shareholders' funds and a net worth of £33.776m.

(Source: riskdisk.com 27.02.2014)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

