

Manchester

14 Middleton Gardens Middleton Lancashire M24 4DF

- **Virtual Freehold Shop Investment**
- Let to Cash Generator Ltd
- Tenant has just completed a 10 year lease renewal (1)
- Pedestrianised position
- No VAT applicable
- Rent Review 2021
- Current Gross Rent Reserved
£33,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. Held for a term of 999 years from 29th September 1784 (thus having some 767 years unexpired) at a ground rent of £4 13 shillings and 9 pence per annum.

Location

Middleton (population 45,580) is a town within the Borough of Rochdale, Greater Manchester, located approximately 4.7 miles south of Rochdale and 5.1 miles north of Manchester city centre, at the junction of the M62, M60 and M66 motorways.

The property is situated on the north side of Middleton Gardens, an established pedestrianised retail position within the centre of Middleton.

Occupiers close by include Oxfam and Subway (both adjacent), Virgin Money, Halifax, McDonald's, Thomas Cook, Santander, Superdrug, O2, Costa and WH Smith amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary storage to the ground floor rear (raised), first and second floors above.

The property provides the following accommodation and dimensions:

Gross Frontage	6.55 m	(21' 6")
Net Frontage	5.95 m	(19' 6")
Shop Depth	19.70 m	(64' 7")
Built Depth	26.15 m	(85' 9")
Ground Floor (Front)	105.20 sq m	(1,132 sq ft)

Ground Floor (Rear)	37.00 sq m	(398 sq ft)
First Floor	98.15 sq m	(1,057 sq ft)
Second Floor	42.80 sq m	(461 sq ft)
Total	283.15 sq m	(3,048 sq ft)

Tenancy

The entire property is at present let to CASH GENERATOR LTD for a term of 10 years from 11th November 2016 at a current rent of £33,000 per annum. The lease provides for a rent review and a tenant's option to break (1) in the 5th year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

No. of Branches: 100+.

Website Address: www.cashgenerator.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 118 Band E (Copy available on website).

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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