



Tenure

Freehold.

Location

Reddish has a population of approximately 30,000 and forms part of the Metropolitan Borough of Stockport, within Greater Manchester. It is located some 3 miles north of Stockport and 5 miles south-east of Central Manchester. The area is immediately to the west of the M60 motorway, between Junctions 24 and 25.

The property is situated in a predominantly residential area on Gorton Road (B6167), which runs between the A57 and the A6, a short distance south of Reddish North Rail Station. The Fir Tree Public House is opposite the property.

Description

The property is arranged on ground and one upper floor to provide a reception, x-ray room, office, staff and storage accommodation on the ground floor, with a treatment room, waiting room and an office on the first floor.

The property provides the following accommodation and dimensions:

Ground Floor	49.05 sq m	(528 sq ft)
First Floor	48.43 sq m	(521 sq ft)
Total	97.48 sq m	(1,049 sq ft)

NB. Not inspected by Allsop.

Tenancy

The entire property is to be let to ADP DENTAL COMPANY LTD for a term of 15 years from completion at a rent of £13,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

ADP effectively began in 1985 and is currently one of the UK's largest dental corporate bodies with 125 practices across England and Wales.

Website Address: www.adp-dental.com

VAT

VAT is not applicable to this lot.

Documents

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

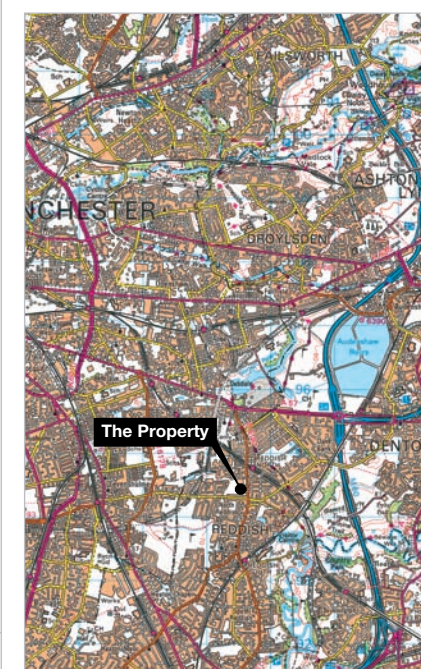
Reddish

**268 Gorton Road
Stockport
Cheshire
SK5 6RN**

- **Freehold Dental Practice Investment**
- To be let to ADP Dental Company Ltd on a new 15 year lease (no breaks)
- Rent Review 2016
- No VAT applicable
- Rent to be Reserved

£13,000 pa

On the Instructions of



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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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