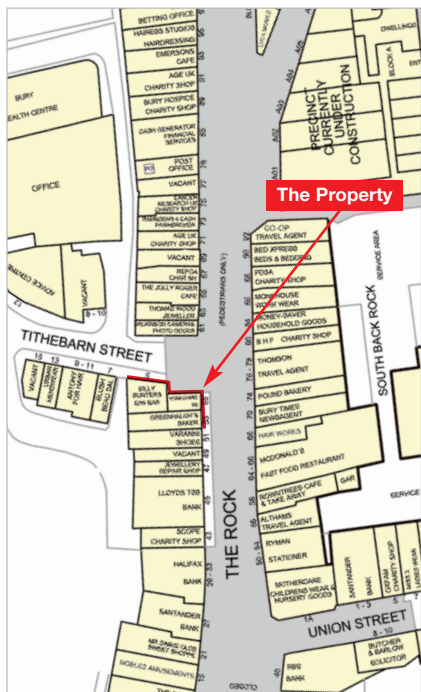


Bury

53-55 The Rock and 1 Tithebarn Street Lancashire BL9 0JP

- Virtual Freehold Shop Investment
- Comprising Building Society and two shops
- Majority let to Yorkshire Building Society and Greenhalgh's Craft Bakery Limited
- Pedestrianised town centre position
- Rent Reviews from 2015
- Total Current Rents Reserved
£56,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 957 years from 25th December 1963 (thus having approximately 906 years unexpired) at a fixed rent of £34 per annum.

Location

Bury, with a population of some 62,000, is located within 1 mile of the M66 (Junction 2) about 8 miles north of Manchester city centre, on the A58. The property is situated on the northern side of The Rock in a prominent pedestrianised corner position between The Millgate Shopping Centre and The Rock Shopping Centre and close to the former Odeon Cinema site which is under development. Occupiers close by include McDonald's (diagonally opposite), Mothercare, Santander, Halifax and Lloyds Banks, Co-Op Travel and Thomson, amongst others.

Description

The property is arranged on ground and one upper floor to provide a building society on ground and first floors and a bakery also on ground and first floors and a small ground floor only sandwich bar.

VAT

VAT is not 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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
53 The Rock	Greenhalgh's Craft Bakery Limited (2)	Gross Frontage 4.40 m Net Frontage 3.70 m Shop Depth 13.15 m Built Depth 17.21 m First Floor 58.65 sq m	(14' 5") (12' 2") (43' 2") (56' 6") (631 sq ft)	15 years from 14.09.2010 Rent review every fifth year (1) FR & I subject to a Schedule of Condition	£24,500 p.a. Rent Review 2015
55 The Rock	Yorkshire Building Society (3)	Gross Frontage 4.80 m Net Frontage 3.95 m Return Frontage 9.33 m Shop Depth 12.85 m Built Depth 17.10 m First Floor 60.55 sq m	(15' 9") (12' 11") (30' 7") (42' 2") (56' 2") (652 sq ft)	15 years from 23.09.2011 Rent review every fifth year (4) FR & I	£27,000 p.a. Rent Review 2016 (5)
1 Tithebarn Street	M Doughty (Sandwich Bar)	Gross Frontage 8.15 m Net Frontage 4.08 m	(26' 9") (13' 5")	5 years from 26.11.2010 Effectively FR & I	£4,500 p.a. Reversion 2015

- (1) The lease contains a tenant's option to break in the 10th year.
- (2) www.greenhalghs.com. For the year ended 31st January 2013, Greenhalgh's Craft Bakery Limited reported a turnover of £25.171m, a pre-tax profit of £43,855, shareholders' funds of £16.659m and a net worth of £16.659m. (Source: riskdisk.com 14.04.2014.)
- (3) www.ybs.co.uk
- (4) The lease contains a tenant's option to break in the 10th year.
- (5) The 2016 rent review is capped to £32,000 pa.

Total £56,000 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

Seller's Solicitor D Berger Esq, BBS Zatman Ltd. Tel: 0161 832 2500 e-mail: daniel@bbszatman.co.uk