

Manchester

38 Shudehill

Lancashire

M4 1EZ

- **Freehold Takeaway and Office Investment**
- Prominent city centre location close to The Arndale Centre
- No VAT applicable
- Rent Reviews 2018
- Total Current Rents Reserved
£50,400 pa



Tenure

Freehold.

Location

The city of Manchester, which has a population in excess of 500,000, is the principal industrial, cultural and commercial centre of the north-west and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 Motorways, Intercity rail links and an international airport.

The property is prominently situated on the south side of Shudehill in the city centre a short distance from the Arndale Shopping Centre and the Printworks, with Shudehill Interchange (Metro and Bus Station) opposite. Occupiers close by include a number of bars, restaurants and takeaways.

Description

The property is arranged on basement, ground and three upper floors to provide a takeaway shop to the basement and ground floors together with office accommodation to the upper floors, which is separately accessed from Shudehill.

VAT

VAT is not applicable to this lot.

Documents

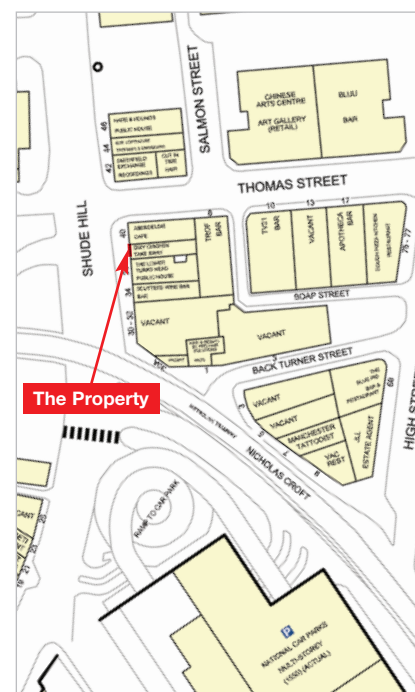
The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 129 Manchester.**



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Sayed S M Shah (t/a Dixy Chicken)	Gross Frontage 4.10 m Net Frontage 2.40 m Shop Depth 14.90 m Built Depth 16.15 m Ground Floor 46.35 sq m Basement 43.00 sq m	6 years (less 1 day) from 03.02.2015 Rent review every 3rd year FR & I	£36,000 p.a.	Rent Review 2018
First, Second & Third Floors	Venables Consultancy Ltd (1)	First Floor 32.95 sq m Second Floor 37.45 sq m Third Floor 37.70 sq m Total 108.10 sq m	5 years from 01.04.2015 Rent review every 3rd year FR & I (Rent free 1 year)(2)	£14,400 p.a.	Rent Review 2018

(1) The tenant is currently re-fitting the unit.

(2) The Vendor will top-up the rent free by way of an allowance at completion.

Total £50,400 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 Z Khan Esq, Adamsons Law LLP. Tel: 01204 221111 e-mail: zulfiqar.khan@adamsonslaw.co.uk