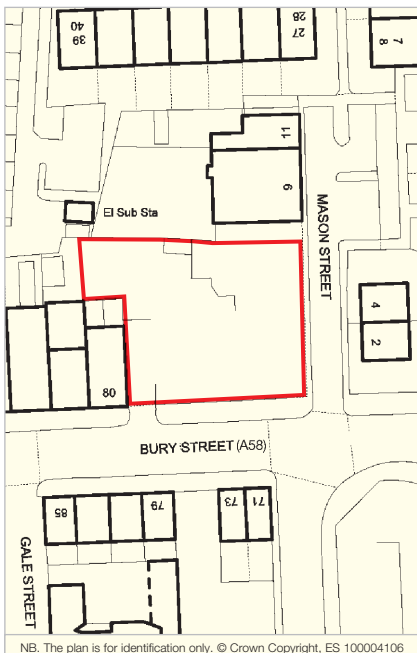
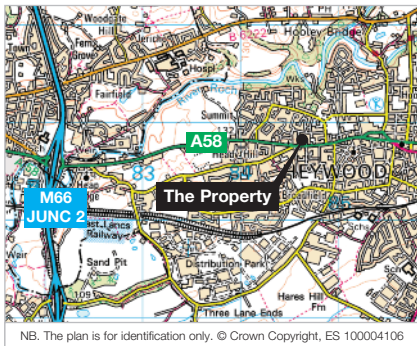


Heywood

70 Bury Street Lancashire OL10 4QT

- **Virtual Freehold Convenience Store Investment**
- Comprising a new purpose built convenience store with parking
- Entirely let to Tesco Stores Limited on a new 20 year lease (1)
- Located on Bury Street (A58) approx. 1.6 miles east of the M66 Motorway (Junction 2)
- RPI linked rent reviews
- Rent Review 2018
- Current Rent Reserved
£47,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual freehold. Held on two 999 year leases from 25th March 1832 and 25th March 1835 at peppercorn rents.

Location

Heywood forms part of the Greater Manchester conurbation, located on the A58 close to Junction 19 of the M62 and Junction 2 of the M66, about 9 miles north of Manchester city centre. The property is located within a predominantly residential area fronting Bury Street (A58), which runs between Rochdale and Bury, in a corner position at its junction with Mason Street, approximately 1.6 miles east of the M66 Motorway (Junction 2). Occupiers close by include Betfred (adjacent) and a range of local occupiers. There is a bus stop immediately to the front of the property.

Description

The property comprises a new purpose built convenience store arranged on ground and one upper floor. The property benefits from a goods lift and storage/staff accommodation at first floor level. To the side of the property is customer parking for some 10 vehicles.

The property provides the following accommodation and dimensions:

| | | |
|---------------------|-------------------|----------------------|
| Ground Floor | 256.1 sq m | (2,757 sq ft) |
| First Floor | 108 sq m | (1,162 sq ft) |
| Total | 364.1 sq m | (3,919 sq ft) |

Tenancy

The entire property is at present let to TESCO STORES LIMITED for a term of 20 years from 15th July 2013 at a current rent of £47,000 per annum. The lease provides for rent reviews linked to RPI (minimum 1% and maximum 4%) every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to determine on 14th July 2023 (1).

Tenant Information

No. of Branches: 2,700.
Website Address: www.tesco.com
For the year ended 25th February 2012, Tesco Stores Ltd reported a turnover of £41.981bn, a pre-tax profit of £2.126bn, shareholders' funds £7.048bn and a net worth of £6.894bn. (Source: riskdisk.com 28.10.13.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 24 Band A (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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