

#### Tenure Freehold.

#### Location

Blackley forms part of the Greater Manchester conurbation and is located 2 miles north of the city centre and a mile south of the M60 Motorway. Clough Road runs north from Moston Lane, which is accessed from the A664 Rochdale Road. Rochdale Road runs between Manchester city centre and Junction 20 of the M60 Motorway. Furthermore, the Metrolink provides access to the city centre in about 10 minutes.

The property is situated on the west side of Clough Road, opposite its junction with Marlow Road.

#### Description

The property is arranged on ground floor only to provide a total of 15 industrial units arranged in a number of buildings, occupying a site of 0.6 hectares (1.47 acres).

## 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**

For EPC Ratings please see website.

Present Lessee	Floor Area (GIA)		Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
Louie Anderson	198.25 sq m	(2,134 sq ft) (1)	From 11.06.2013 to 10.06.2016. FR	& I (2)	£7,000 p.a.	Reversion 2016
CVT Mercaid Limited	346.80 sq m	(3,733 sq ft) (1)	From 16.07.2013 to 15.07.2018. FR	& I (2) (5)	£10,000 p.a.	Reversion 2018
Paul Egan (Bromley Motors)	596.42 sq m	(6,420 sq ft)	From 25.03.2014 to 24.03.2020. FR	& I	£14,000 p.a.	Rent Review 2018
Oluwatoyin Jaiyesimi	252.13 sq m	(2,714 sq ft) (1)	From 09.01.2015 to 08.01.2017. FR	& I (2)	£8,262 p.a.	Reversion 2017
Mohamadou Diawara	502.31 sq m	(5,407 sq ft) (1)	From 24.06.2015 to 06.05.2019. FR	& I (2)	£5,200 p.a.	Reversion 2019
Automoto (MCR) Limited	121.70 sq m	(1,310 sq ft)	From 21.05.2015 to 20.05.2017. FR	& I (2) (6)	£3,942 p.a.	Reversion 2017
Azeem Mehmood	91.04 sq m	(980 sq ft)	From 29.10.2015 to 28.10.2016. FR	& I (2)	£3,900 p.a.	Reversion 2016
Peter Cain (P & L Glass)	155.05 sq m	(1,669 sq ft)	From 01.08.2013 to 31.07.2019. FR	& I	£6,833 p.a.	Fixed increase to £7,509.33 p.a. on 01.08.2016
Fardi Rezmives	150.96 sq m	(1,625 sq ft)	From 17.09.2015 to 16.09.2018. FR	& I (2)	£5,772 p.a.	Reversion 2018
Run Master Limited	458.83 sq m	(4,939 sq ft)	From 18.12.2015 to 16.12.2022. FR	& I (2) (3)	£12,000 p.a.	Fixed increase to £13,000 p.a. on 18.12.2016 (4)
s pay rent monthly.		Total	£76,909 p	.a.		
5	Louie Anderson CVT Mercaid Limited Paul Egan (Bromley Motors) Oluwatoyin Jaiyesimi Mohamadou Diawara Automoto (MCR) Limited Azeem Mehmood Peter Cain (P & L Glass) Fardi Rezmives Run Master Limited	Louie Anderson198.25 sq mLouie Anderson198.25 sq mCVT Mercaid Limited346.80 sq mPaul Egan (Bromley Motors)596.42 sq mOluwatoyin Jaiyesimi252.13 sq mOluwatoyin Jaiyesimi252.31 sq mMohamadou Diawara502.31 sq mAutomoto (MCR) Limited121.70 sq mAzeem Mehmood91.04 sq mPeter Cain (P & L Glass)155.05 sq mFardi Rezmives150.96 sq mRun Master Limited458.83 sq mpay rent monthly.Total 2,873.5 sq msured by Allsop. Floor areas sourced from www.voa.gov.uk	Louie Anderson     198.25 sq m     (2,134 sq ft) (1)       CVT Mercaid Limited     346.80 sq m     (3,733 sq ft) (1)       Paul Egan (Bromley Motors)     596.42 sq m     (6,420 sq ft)       Oluwatoyin Jaiyesimi     252.13 sq m     (2,714 sq ft) (1)       Mohamadou Diawara     502.31 sq m     (2,714 sq ft) (1)       Automoto (MCR) Limited     121.70 sq m     (1,310 sq ft)       Azeem Mehmood     91.04 sq m     (980 sq ft)       Peter Cain (P & L Glass)     155.05 sq m     (1,669 sq ft)       Fardi Rezmives     150.96 sq m     (4,939 sq ft)       Pay rent monthly.     Total 2,873.5 sq m     (30,931 sq ft)       pay rent monthly.     Floor areas sourced from www.voa.gov.uk     50.90 sq ft)	Louie Anderson     198.25 sq m     (2,134 sq ft) (1)     From 11.06.2013 to 10.06.2016. FR       CVT Mercaid Limited     346.80 sq m     (3,733 sq ft) (1)     From 16.07.2013 to 15.07.2018. FR       Paul Egan (Bromley Motors)     596.42 sq m     (6,420 sq ft)     From 25.03.2014 to 24.03.2020. FR       Oluwatoyin Jaiyesimi     252.13 sq m     (2,714 sq ft) (1)     From 09.01.2015 to 08.01.2017. FR       Mohamadou Diawara     502.31 sq m     (5,407 sq ft) (1)     From 21.05.2015 to 0.60.52.019. FR       Automoto (MCR) Limited     121.70 sq m     (1,310 sq ft)     From 21.05.2015 to 20.05.2017. FR       Azeem Mehmood     91.04 sq m     (980 sq ft)     From 10.08.2013 to 31.07.2019. FR       Peter Cain (P & L Glass)     155.05 sq m     (1,669 sq ft)     From 17.09.2015 to 16.09.2018. FR       Run Master Limited     458.83 sq m     (4,939 sq ft)     From 17.09.2015 to 16.12.2022. FR       pay rent monthly.     Total 2,873.5 sq m     (30,931 sq ft)     From 18.12.2015 to 16.12.2022. FR	Louie Anderson     198.25 sq m     (2,134 sq ft) (1)     From 11.06.2013 to 10.06.2016. FR & I (2)       CVT Mercaid Limited     346.80 sq m     (3,733 sq ft) (1)     From 16.07.2013 to 15.07.2018. FR & I (2) (5)       Paul Egan (Bromley Motors)     596.42 sq m     (6,420 sq ft)     From 25.03.2014 to 24.03.2020. FR & I       Oluwatoyin Jaiyesimi     252.13 sq m     (2,714 sq ft) (1)     From 09.01.2015 to 08.01.2017. FR & I (2)       Mohamadou Diawara     502.31 sq m     (5,407 sq ft) (1)     From 21.05.2015 to 06.05.2019. FR & I (2)       Automoto (MCR) Limited     121.70 sq m     (1,310 sq ft)     From 21.05.2015 to 20.05.2017. FR & I (2) (6)       Azeem Mehmood     91.04 sq m     (980 sq ft)     From 29.10.2015 to 28.10.2016. FR & I (2)       Peter Cain (P & L Glass)     155.05 sq m     (1,669 sq ft)     From 17.09.2015 to 16.09.2018. FR & I (2)       Run Master Limited     458.83 sq m     (4,939 sq ft)     From 18.12.2015 to 16.12.2022. FR & I (2) (3)       pay rent monthly.     Total 2,873.5 sq m (30,931 sq ft)     From 18.12.2015 to 16.12.2022. FR & I (2) (3)	Present Lessee     Floor Area (stal)     Lease Terms     £ p.a.       Louie Anderson     198.25 sq m     (2,134 sq ft) (1)     From 11.06.2013 to 10.06.2016. FR & I (2)     £7,000 p.a.       CVT Mercaid Limited     346.80 sq m     (3,733 sq ft) (1)     From 16.07.2013 to 15.07.2018. FR & I (2)     £10,000 p.a.       Paul Egan (Bromley Motors)     596.42 sq m     (6,420 sq ft)     From 25.03.2014 to 24.03.2020. FR & I     £14,000 p.a.       Oluwatoyin Jaiyesimi     252.13 sq m     (2,714 sq ft) (1)     From 99.01.2015 to 08.01.2017. FR & I (2)     £8,262 p.a.       Mohamadou Diawara     502.31 sq m     (5,407 sq ft) (1)     From 24.06.2015 to 06.05.2019. FR & I (2)     £3,942 p.a.       Azeem Mehmood     121.70 sq m     (1,310 sq ft)     From 21.05.2015 to 28.10.2016. FR & I (2)     £3,900 p.a.       Peter Cain (P & L Glass)     155.05 sq m     (1,669 sq ft)     From 10.82.013 to 31.07.2019. FR & I (2)     £3,900 p.a.       Fardi Rezmives     150.96 sq m     (1,625 sq ft)     From 17.09.2015 to 16.09.2018. FR & I (2)     £5,772 p.a.       Run Master Limited     458.83 sq m     (4,939 sq ft)     From 18.12.2015 to 16.12.2022. FR & I (2)     £12,000 p.a.       pay rent monthly.     Total

(2) A rent deposit is held.

(3) There is a rent free period until 18th August 2016, which the Vendor will top up by way of a reduction in the purchase price.

(4) Further rental increases to £14,000 p.a. in 2017 and £15,000 p.a. in 2018.

(5) Tenant break clause on 15th July 2017 on 6 months' notice.
(6) Tenant break clause on 20th May 2016 on 3 months' notice.

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 Ms J Hesketh, MCP Solicitors. Tel: 01733 865889 e-mail: jacqui.hesketh@mcp-law.co.uk

# **Blackley**

**Brookside Works Industrial Estate Clough Road** Manchester **Greater Manchester M9 4FP** 

## Freehold Multi-Let Industrial Investment

- Estate of 15 units totalling 2,873.5 sq m (30,931 sq ft)
- Self-contained site of 0.6 hectares (1.47 acres)
- Fixed uplifts in 2016
- Total Current Rents Reserved

# £76,909 pa

# SIX WEEK COMPLETION **AVAILABLE**





