



Units 1A, 1B, 2 and 3



Units 12 &amp; 13



### 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.allsoop.co.uk](http://www.allsoop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

## 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**



Units 5-8

| Unit       | Present Lessee             | Floor Area (GIA)              | Lease Terms                                   | Current Rent<br>£ p.a. | Next Review/<br>Reversion                        |
|------------|----------------------------|-------------------------------|---|------------------------|--|
| 1A         | 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                                   |
| 1B         | 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                                   |
| 2 & 3      | 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                                 |
| 4A         | 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                                   |
| 4B         | 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                                   |
| 5          | 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                                   |
| 6          | 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                                   |
| 7 & 8      | 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   |
| 9, 10 & 11 | 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                                   |
| 12 & 13    | 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) |

**Total 2,873.5 sq m (30,931 sq ft)**

**Total £76,909 p.a.**

NB. Tenants pay rent monthly.

(1) Not measured by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

(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.



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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