

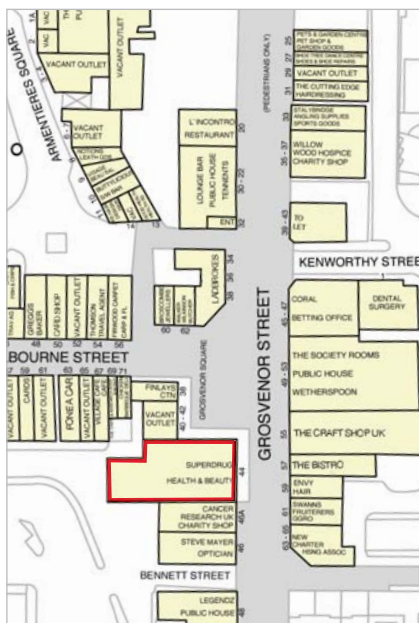
Stalybridge

44 Grosvenor Street Greater Manchester SK15 1RR

- **Prominent Freehold Town Centre Retail Investment**
- Entirely let to Savers Health & Beauty Ltd (t/a Superdrug) with a guarantee from Lloyds Chemists Ltd
- Comprising a total of 720.50 sq m (7,755 sq ft)
- Highly visible pedestrianised location
- Reversion 2014
- Current Rent Reserved

£46,900 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Stalybridge is a busy commuter town located some 9 miles east of Manchester city centre and 6 miles south of Oldham. The town serves a population of some 22,000 and enjoys good road access, being a short distance from the M67 motorway linking to the M66 motorway (Junction 11).

The property is situated in the town centre, in a highly visible pedestrianised position on Grosvenor Street, close to its junction with Melbourne Street, which together form the town's principal shopping area. Other occupiers close by include JD Wetherspoon, Cancer Research Ladbroke's, Coral, Greggs, Thomson and Johnson Dry Cleaners.

Description

This prominent large and well configured property is arranged on ground and one upper floor to provide a large ground floor shop, with staff and ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	15.35 m	(50' 4")
Net Frontage	14.70 m	(48' 3")
Shop Depth	19.05 m	(62' 6")
Built Depth	29.90 m	(98' 1")
Ground Floor	381.50 sq m	(4,106 sq ft)
First Floor	339.00 sq m	(3,649 sq ft)
Total	720.50 sq m	(7,755 sq ft)

Tenancy

The entire property is at present let to SAVERS HEALTH & BEAUTY LTD (t/a Superdrug) with a guarantee from Lloyds Chemists Ltd, for a term of 25 years from 13th March 1989 at a current rent of £46,900 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Savers Health & Beauty Ltd were originally founded in 1988 and currently trade from some 230 stores throughout the UK. Their ultimate holding company is Hutchison Whampoa Ltd who also own Superdrug.

VAT

VAT is applicable to this lot.

Documents

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

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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