

Manchester

Farmfoods

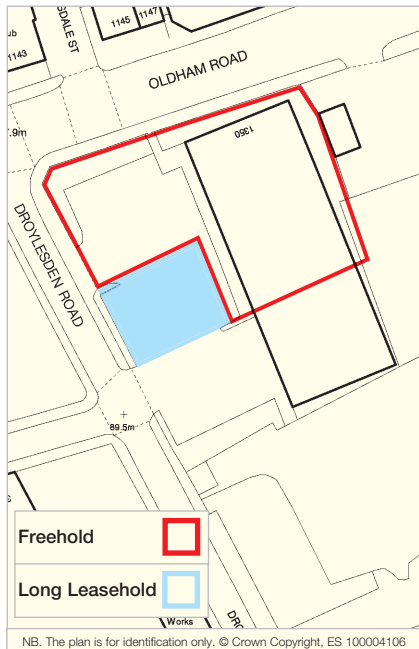
Oldham Road

Greater Manchester

M40 1EZ

- **Modern Freehold Supermarket Investment**
- Let to Farmfoods Ltd
- Lease expires 2035 (break 2030)
- Comprises 931.8 sq m (10,003 sq ft) with on-site parking for 45 cars
- Prominent position fronting A62
- Close to McDonald's
- Rent Review 2020
- Current Rent Reserved
£85,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Majority held Freehold, whilst a section of the car park is held on a 125 year lease from the council from 1st September 1982 at a fixed ground rent of a peppercorn.

Location

The city of Manchester, which has a population in excess of 400,500, 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 A62 Oldham Road in Newton Heath, 3 miles north-east of Manchester city centre. Occupiers close by include McDonald's, Poundstretcher, Lidl and Asda.

Description

The property is arranged on ground floor only to provide a modern supermarket which comprises the majority of a detached single storey unit. The property benefits from on-site parking for 45 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	39.5 m	(129' 7")
Net Frontage	27.85 m	(91' 5")
Shop Depth & Built Depth	23.85 m	(78' 3")

Ground Floor

931.8 sq m (10,003 sq ft)

Tenancy

The entire property is at present let to FARMFOODS LTD for a term of 20 years from 13th October 2015 at a current rent of £85,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to break in 2030.

Tenant Information

No. of Branches: 303.
Website Address: www.farmfoods.co.uk
For the year ended 2nd January 2016, Farmfoods Ltd reported a turnover of £694.385m, a pre-tax profit of £20.038m, shareholders' funds and a net worth of £87.191m. (Source: riskdisk.com 30.08.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 76 Band D (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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