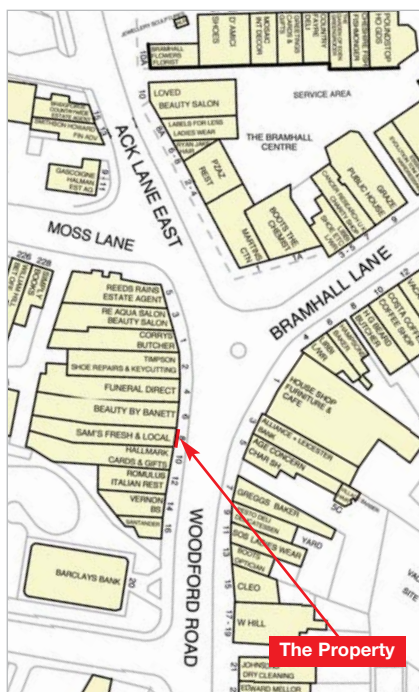


Bramhall 8 Woodford Road Cheshire SK7 1JJ

- **Attractive Freehold Shop Investment**
- Affluent village location
- Let to Travelworld with a guarantee from Thomas Cook
- Reversion 2013
- Current Rent Reserved

£17,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold. Subject to an apportioned rent charge of £8 per annum.

Location

Bramhall is a well regarded residential suburb of Manchester with a population of some 26,000. It is situated approximately 5 miles south of Stockport and 8 miles south of Manchester. The property is located on Woodford Road at its junction with Ack Lane East and Bramhall Lane in the centre of the village.

Woodford Road is an established trading position within the village with occupiers including Boots, Santander, Greggs Bakers, Barclays, Timpsons, Martins and Boots Optician.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with ancillary rear, basement and upper floor accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	4.75 m	(15' 7")
Net Frontage	4.15 m	(13' 7")
Shop Depth	15.35 m	(50' 4")
Built Depth (max)	19.25 m	(63' 2")
Basement	46.00 sq m	(495 sq ft)
First Floor	59.45 sq m	(640 sq ft)
Second Floor	34.00 sq m	(366 sq ft)

Tenancy

The entire property is at present let to TRAVELWORLD GROUP LIMITED, guaranteed by Thomas Cook Retail Limited, for a term of years commencing 30th November 2010 expiring 25th April 2013 at a current rent of £17,000 per annum, exclusive of rates, without rent review. The lease contains full repairing and insuring covenants. The rent is currently being paid by Thomas Cook Retail. The property has been sublet to Sam Donnan Ltd at the same rent.

Tenant Information

Website Address: www.thomascook.co.uk
Travelworld Group Limited are a non-trading subsidiary of Thomas Cook.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 61 Bramhall**.

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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