

Stockport

Units 1 & 2

2/10 Princess Street

Cheshire

SK1 1SE

- **Freehold Shop Investment**
 - **Comprises two town centre shops**
 - **Prominent corner site**
 - **To be offered as one lot**
 - **Total Current Rents Reserved**
- ## £75,000 pa



Tenure
Freehold.

Location
Stockport, with a population of some 130,000, is situated at the junction of the A6 and M60 (Junction 1), some 6 miles south-east of Manchester city centre and 12 miles north of Macclesfield. Manchester Airport is some 8 miles south-west and there is a direct rail link to London (Euston, 2 hours). The property is situated within the town centre and occupies a prominent location having the benefit of frontages to Princes Street, Little Egerton Street and Tiviot Dale. Occupiers close by include BHS, Barclays Bank, Bensons for Beds, William Hill and Carphone Warehouse.

Description
The property is arranged on ground and one upper floor. The ground floor comprises two shop units, each having the benefit of ancillary accommodation above.

VAT
VAT is applicable to this lot.

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

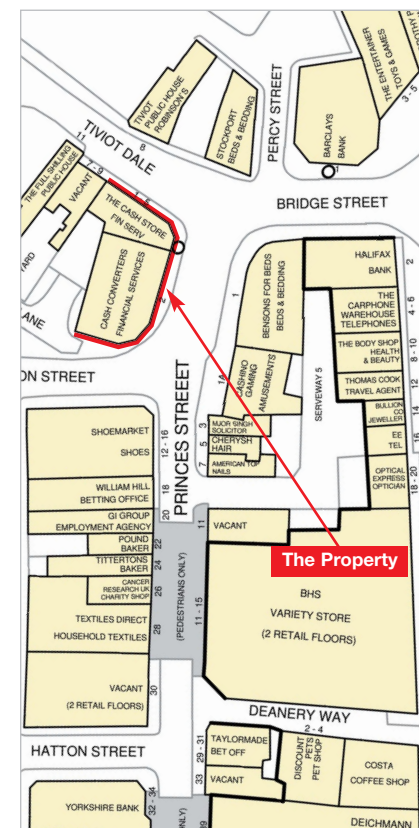
Energy Performance Certificate
EPC Rating 60 Band C and Rating 70 Band C (Copy available on website).

Viewings
Please e-mail your viewing request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 109 Stockport.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion																		
Unit 1	Cash Converters (UK) Limited (1)	<table border="1"> <tr><td>Shop Width</td><td>18.93 m</td><td>(62' 1")</td></tr> <tr><td>Shop Depth</td><td>14.88 m</td><td>(48' 10")</td></tr> <tr><td>Ground Floor Sales</td><td>246.74 sq m</td><td>(2,656 sq ft)</td></tr> <tr><td>Ground Floor Ancillary</td><td>10.59 sq m</td><td>(114 sq ft)</td></tr> <tr><td>First Floor Ancillary</td><td>162.30 sq m</td><td>(1,747 sq ft)</td></tr> <tr><td>Total</td><td>419.63 sq m</td><td>(4,517 sq ft)</td></tr> </table>	Shop Width	18.93 m	(62' 1")	Shop Depth	14.88 m	(48' 10")	Ground Floor Sales	246.74 sq m	(2,656 sq ft)	Ground Floor Ancillary	10.59 sq m	(114 sq ft)	First Floor Ancillary	162.30 sq m	(1,747 sq ft)	Total	419.63 sq m	(4,517 sq ft)	10 years from 04.01.2011 Rent review and tenant option to break at 5th year FR & I	£30,000 p.a.	Rent Review 2016
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Unit 2	The Cash Store Limited, guaranteed by The Cash Store Financial Services Inc (2) (on assignment from HFC Bank)	<table border="1"> <tr><td>Shop Width</td><td>10.09 m</td><td>(33' 1")</td></tr> <tr><td>Shop Depth</td><td>14.71 m</td><td>(48' 3")</td></tr> <tr><td>Ground Floor Sales</td><td>123.65 sq m</td><td>(1,331 sq ft)</td></tr> <tr><td>First Floor Ancillary Office</td><td>113.06 sq m</td><td>(1,217 sq ft)</td></tr> <tr><td>Total</td><td>236.71 sq m</td><td>(2,548 sq ft)</td></tr> </table>	Shop Width	10.09 m	(33' 1")	Shop Depth	14.71 m	(48' 3")	Ground Floor Sales	123.65 sq m	(1,331 sq ft)	First Floor Ancillary Office	113.06 sq m	(1,217 sq ft)	Total	236.71 sq m	(2,548 sq ft)	20 years from 06.04.1995 Rent review every 5th year FR & I	£45,000 p.a.	Reversion 2015			
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(1) For the year end 30th June 2012 Cash Converters (UK) Ltd reported a turnover of £50.1m, a pre-tax profit of £910,000, a negative net worth of £1.861m and shareholders funds of £2.579m. (Source Riskdisk.com 18.02.2013). Cash Converters have over 200 shops in the UK. (Source www.cashconverters.co.uk)
(2) No. of Branches: 25 in the UK. (Source: www.cashstoreuk.com)

Total £75,000 p.a.



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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