

6 WEEK COMPLETION



SITUATION

Occupying an excellent trading position in the heart of this prime pedestrianised retail thoroughfare amongst such multiple occupiers as **Marks and Spencer, Holland and Barrett, Iceland, O2, Burton, Hennes, Next, Boots, Halifax** and a host of other traders.

Altrincham is a popular market town which lies some 8 miles south-west of Manchester city Centre with excellent road access via the M56 (J7/J8).

PROPERTY

An attractive property comprising a **Large Ground Floor Shop** with rear extension with internal and separate side access to **Sales / Storage** at First Floor level and further **Storage** at Second Floor level.

In addition, the property benefits from rear access for loading and rear parking.

FREEHOLD

VAT is payable in respect of this Lot

£35,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"	Internal Width	14'5"
Shop Depth	66'0"	Built Depth	93'1"
Sales Area		Approx	1,080 sq ft
Store/Kitchen Area		Approx	295 sq ft
2 WCs			

First Floor Sales/Storage

Area	Approx	475 sq ft
------	--------	-----------

Second Floor Storage

Area	Approx	370 sq ft
------	--------	-----------

TENANCY

The entire property is let on an internal repairing and insuring lease to **Concept Retail Limited t/a Infinities (having 10 branches – See Note)** for a term of 10 years from 3rd November 2008 at a current rent of **£35,000 per annum** exclusive.

Rent Review 2013

Tenant's Break May 2014

Note: Infinities was established in 1991 and currently trades as a chain of high quality mens fashion shops which trade from 10 locations throughout the north-west. We understand that Infinities also holds exclusive rights to various upmarket brands in the areas in which their shops operate (source – www.infinities.co.uk).

View along George Street



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale

VENDOR'S SOLICITORS
Macroy Ward - Tel: 020 8440 3258
Ref: Martina Ward - Email: martina@macroyward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £275 (including VAT) upon exchange of contracts