

**6 WEEK COMPLETION**



**SITUATION**

Located in the heart of the pedestrianised section of Market Street, close to the junction with the main A626 Stockport Road adjacent to **RBS** and amongst such multiples as **Boots, Iceland, Martins, Superdrug, Barclays** and a variety of other local traders.

Marple is a sought after village some 2 miles east of Stockport, close to the Peak District and with good road links via the A626 and M56.

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'2"
Internal Width	15'8"
Shop Depth	33'4"
Built Depth	43'8"

WC

**First Floor Ancillary Storage**

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

**VAT is NOT payable in respect of this Lot**

**£13,350 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Cancer Research UK (having 600 branches) (T/O for Y/E 31/03/13 £536.6m, Pre-Tax Profit £21.2m and Net Worth £383.1m)** for a term of 10 years from 24th June 2013 **(in occupation for over 25 years)** at a current rent of **£13,350 per annum** exclusive.

**Rent Review and Tenant's Break 2018**

**VENDOR'S SOLICITORS**  
Field Seymour Parkes LLP - Tel: 0118 951 6262  
Ref: M. Higgin Esq - Email: michael.higgin@fsp-law.com

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 £500 (including VAT) upon exchange of contracts