



SITUATION

Forming part of a neighbourhood shopping parade, adjacent to **Sayers** and within the same parade as **Boots** and various local traders.

Urmston is a suburb of Manchester approximately 6 miles south-west of Manchester city centre and some 9 miles north-east of Warrington with good access via the M60 (Junctions 9 & 10).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **Flat** at first and second floor levels. In addition, the property benefits from use of a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	15'0"
Shop Depth	29'0"
Built Depth	63'0"

WC

First and Second Floor Flat

5 Rooms, Bathroom, WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Ltd (having over 1,300 branches) (T/O for Y/E 29/11/15 £489.336m, Pre-Tax Profit £22.229m and Shareholders' Funds £134.74m)** for a term of 15 years from 8th September 2005 at a current rent of **£10,500 per annum exclusive (see Note 1)**.

Note 1: The 2015 Rent Review has just been settled at £10,500 p.a. and the Vendor is awaiting the signed Rent Review Memorandum.

Note 2: The tenant did not operate its 2015 Break Clause.

Note 3: There is a Lottery Terminal in the shop.

£10,500 p.a. (see Note 1)

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Martin Shepherd Solicitors – Tel: 020 8446 4301
Ref: D. Raja – Email: dr@martinshepherd.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 £500 (including VAT) upon exchange of contracts