



SITUATION

Located opposite the junction with Cooke Street, adjacent to **Barnardo's** and amongst other such multiples as **Lloyds, Barclays, Cancer Research UK** and a host of local traders all serving the surrounding residential area. Hazel Grove lies approx. 2 ½ miles south-east of Stockport, 9 miles south-east of Manchester and enjoys good road links via the M60 (Junction 1).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate rear access to a **Beauty Salon/Treatment Area** on the first floor. In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 16'3"
Internal Width 14'10"
Shop Depth 42'3"
Built Depth 46'7"
WC

First Floor Beauty Salon/Treatment Area

3 Rooms & Hall/Sitting Area Approx 430 sq ft
Plus Kitchen & WC

£8,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**



VAT is applicable to this Lot

TENURE

Leasehold for a term of 2000 years from 24th June 1989 at a peppercorn.

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Kanhai as a Hair and Beauty Salon** for a term of 10 years from 11th February 2014 at a current rent of **£8,000 per annum** exclusive.

Rent Review 2019

VENDOR'S SOLICITORS
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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