



SITUATION

Occupying a prominent position on this busy main road within the same parade as a **Co-Op Supermarket** and close to a host of local traders. Reddish is located 5 miles South-West of Manchester, 2 miles North-West of Stockport and benefits from good road links via the M60.

PROPERTY

An end of terrace of property currently arranged as a **Ground Floor Tanning Salon** with internal access to a **Gymnasium** at first floor level. The property has been fitted out to an extremely high standard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 40'0"
Net Frontage 38'0"
Built Depth 49'8"
WC

First Floor Gymnasium

GIA Approx 1,300 sq ft. (not inspected by Barnett Ross)

VAT is NOT payable in respect of this Lot

FREEHOLD

£26,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

TENANCY

The entire property is let on a full repairing and insuring lease to P W Norton and R J Moran (with AGA from previous tenant) as a tanning shop and gym for a term of 15 years from 9th August 2006 at a current rent of **£26,000 per annum** exclusive.

Rent Reviews 2015 and 3 yearly to a **minimum of OMV or RPI.**

Note 1: The current rent is £22,000 with a fixed increase to £26,000 in 2012 and the vendor will top-up the difference on completion.

Note 2: The tenant paid a premium in excess of £50,000 to take an assignment of the lease in December 2008.

Note 3: There is a deed of variation allowing the tenant to create two flats on the upper floor.



VENDOR'S SOLICITORS
Leifman Rose, 94 Bury Old Road, Manchester M8 5FY
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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 £250 (including VAT) upon exchange of contracts