



**SITUATION**

Occupying a prominent trading position within the heart of the pedestrianised town centre, close to the junction with Fox Street, opposite **The Eccles Shopping Centre**, adjacent to **Coral** and amongst such multiples as **NatWest, William Hill, Greggs, Specsavers, Cash Converters, Wilko** and **Halifax**.

In addition, the property is just a few hundred yards from the **Eccles Interchange Bus/Tram Station** and a **Morrisons Supermarket**.

Eccles lies some 5 miles west of Manchester with easy road access via the M602 (J2) and is only 1 mile from the M60 (J12) which links with the M62 & M56.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal and separate rear access to **Ancillary Storage** at first floor level.

There is a rear service road allowing vehicular access for unloading.

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

**FREEHOLD**

**£10,000 per annum**

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

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'11"
Internal Width	16'6"
narrowing at rear to	12'4"
Shop & Built Depth	55'0"

**Basement**

Area	Approx. 155 sq ft
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**First Floor Storage**

2 Rooms Area	Approx. 745 sq ft incl. Kitchenette, Bathroom & sep. WC
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**TENANCY**

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **F. A. Mia as a Pound Shop** for a term of 15 years from 4th July 2014 at a rent of **£10,000 per annum** exclusive.

**Rent Reviews 2017 and 3 yearly**

**Note: The tenant also trades from the adjoining shop which interconnects at ground floor level with No. 33.**

**VENDOR'S SOLICITORS**

Warcup Law Firm – Tel: 01665 606100  
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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