



SITUATION

Located in a prominent trading position in this established retail thoroughfare at the junction with Dearden Street, adjacent to **Yorkshire Building Society** and amongst such multiples as **Lloyds Pharmacy, NatWest, and Lloyds Bank.**

Stalybridge is located some 8 miles east of Manchester City Centre and being within 3 miles of both the M67 (Junction 3).

PROPERTY

A corner property comprising a **Ground Floor Shop and Basement** with separate rear access to **Self-Contained Offices** on the first floor **(see Note).**

In addition, the property includes a **Rear Car Park for 3 /4 cars.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'2"
Return Window Frontage	21'3"
Internal Width	21'3"
widening at rear to	24'6"
Shop and Built Depth	34'9"

Basement

Rear access to Store (not inspected)
Internal access to 2 Customer WCs

First Floor

Offices Area	Approx. 675 sq ft
Kitchen/Lobby Area	Approx. 115 sq ft plus WC

TENURE

Leasehold for a term of 2000 years from 14th July 1837 (having approx. 1821 years unexpired) at a fixed ground rent of £8.15 p.a.

VAT is applicable to this Lot

£13,250 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

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches) (T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)** for a term of 10 years from 25th January 2016 **(in occupation since 1990 - renewal of a previous lease)** at a current rent of **£13,250 per annum** exclusive.

Rent Review 2021

Tenant's Break 2021 (Tenant to pay 3 month rent penalty if Break is operated).

Note 1: The tenant uses the first floor Offices to train staff for their branches in the Greater Manchester area.

Note 2: The freehold is owned by the Yorkshire Building Society who occupy the adjacent building.



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