

6 WEEK COMPLETION



SITUATION

Located on one of the town’s main shopping precincts, just a short walk from Stockport Railway Station, amongst a variety of local traders and close to a branch of **Home Bargains**. Other multiple retailers can be found further down Castle Street on the pedestrianised section and include **Boots, Co-Op Food, Martins/Post Office, Cooltrader** and **The Salvation Army**.

Edgeley is a suburb of Stockport which lies approx. 6 miles south-west of Manchester and enjoys excellent road links via the M60 (Junction 1) just ½ mile to the north.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Staff/Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'9"
Internal Width	13'4"
Shop and Built Depth	45'1"
Area	Approx. 600 sq ft

First Floor Staff/Ancillary

Area	Approx. 500 sq ft
WC	

£6,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,700 branches) (T/O for Y/E 02/01/16 £835m, Pre-Tax Profit £73m and Shareholders' Funds £272m)** for a term of 5 years from 29th September 2010 (**Holding Over – in occupation since 1966**) at a current rent of **£6,500 per annum** exclusive.



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