

6 WEEK COMPLETION



SITUATION

Overlooking the town’s pedestrianised square and adjacent to the entrance to Victoria Park and Denton Library, close to such multiples as **NatWest, Lidl, Domino’s, Subway and Vets4Pets.**

Denton is a historic town in Manchester situated 5 miles east of the city centre benefitting from excellent road links being a few hundred yards from the M67 (Junction 1a) and ¼ mile from the M60 (Junction 24).

PROPERTY

A large detached parade comprising **7 Ground Floor Shops**, 3 with **Ancillary Accommodation** at first floor level and 1 with separate side access to a **First Floor Beauty Salon** plus a **Large Gym/Fitness Centre** at rear ground and first floor level running above Nos. 14-16. There is also a **Rear Car Park.**

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 6-12	4 Ground Floor Shops with Commercial Upper Parts	Trustees of the David Sternberg Settlement	2,000 years from 24th June 2002	Peppercorn	FRI
Nos. 14-16	3 Ground Floor Shops with Gym/ Fitness Centre at Rear Ground Floor and entire First Floor	Paul Sharples Furniture Ltd	2,000 years from 24th June 2002	Peppercorn	FRI

Note 1: The Freeholder nominates the agency and insures the property in the sum of £2,012,806 and recovers the entire premium of £6,474.40 (including IPT) from the Head Lessees.

Note 2: The Freeholder currently receives an annual management fee of £771 + VAT.

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

* Refer to Point 9 in the ‘Notice to all Bidders’ page

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