



SITUATION

Located in the town centre on this pedestrianised retail thoroughfare opposite **GAME** and amongst such multiples as **Bonmarché, Ryman, Creams Desserts** and a host of local traders as well as being just yards from **Redrock Stockport** – Stockport's new leisure destination which is home to **Zizzi, Pizza Express, The Gym, The Light Sociable Cinema** and more, whilst being nearby the **Merseyway Shopping Centre**. Stockport lies approx. 6 miles south-east of Manchester and approx. 28 miles west of Sheffield.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'11"
Internal Width	14'9"
Shop Depth	50'9"
Built Depth	54'3"

First Floor Ancillary

Area	Approx 233 sq ft
Kitchenette, WCs	

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Greenhalghs Craft Bakery Ltd (see Tenant Profile)** for a term of 15 years from 27th July 2007 at a current rent of **£33,000 per annum** exclusive.

TENANT PROFILE

Greenhalgh's is a long-established family Craft Bakery which was founded in 1957. The Company currently employs approximately 950 staff and is one of the largest employers in the Bolton area with 61 retail shops, along with a wholesale and fleet sector, supplying high quality bakery products to convenience stores, high street retail stores, farm shops and sole proprietorships, through to nationwide providers including major supermarket chains (source: www.greenhalghs.com).

£33,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Joint Auctioneers

Boddy & Edwards
Tel: 01483 322 500 Ref: Barry Munday
Email: barry@boddyandedwards.co.uk

Vendor's Solicitors

Battens Solicitors
Tel: 01935 846 121 Ref: Robert Wright
Email: robert.wright@battens.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page