



## SITUATION

Located at the junction with The Drive on this main arterial route (A56) into Manchester City Centre, amongst such multiples as **Papa Johns** and **Pizza Hut** and a variety of local traders all serving this popular residential suburb.

Sale forms part of Greater Manchester lying approx. 5 miles south-west of the City Centre enjoying easy access to the M60 (Junction 7).

## PROPERTY

A corner building comprising a **Ground Floor Convenience Store** with internal access to **Ancillary/Staff Accommodation** on the first floor which we understand is mainly used for the overstock of goods which replenishes the ground floor sales via a purpose built internal lift. The property benefits from an ATM Cash Machine and side access for loading. A service road at the front provides customer parking.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Convenience Store

Sales Area	Approx.	2,446 sq ft
Internal Storage Area	Approx.	325 sq ft

### First Floor

Ancillary/Staff Area	Approx.	1,444 sq ft
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<b>Total Area</b>	<b>Approx.</b>	<b>4,215 sq ft</b>
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<sup>1</sup> Not inspected by Barnett Ross. Measurements taken from VOA.

VAT is applicable to this Lot

FREEHOLD



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## TENANCY

The entire property is let on a full repairing and insuring lease to **Co-operative Group Food Limited** (see [Tenant Profile](#)) for a term of 20 years from 3rd May 2016 at a current rent of **£54,000 per annum** exclusive.

**Rent Reviews 2021, 2026 and 2031** (linked to CPI, collared at 1% and capped at 4%) – **Based on the Consumer Price Index, if the Rent Review had taken place as at May 2020 the Rent would have risen to £58,567.90 p.a.**

**Tenant's Break 2026**

## TENANT PROFILE

Co-operative Group Food Limited is a wholly owned subsidiary of Co-operative Group Limited having more than 2,500 stores (visit: [www.coop.co.uk](http://www.coop.co.uk)).

## Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: [martina@macroryward.co.uk](mailto:martina@macroryward.co.uk)

**£54,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

