



SITUATION

Located in this pedestrianised town centre near the entrance to **Eccles Shopping Centre**, amongst such multiples as **Greggs, TSB, Betfred, William Hill, Coral** and others, whilst being only 300 yards from the main Bus Station and a **Morrisons Supermarket**. Eccles lies some 4 miles west of Manchester city centre and enjoys excellent road access to the M62 (Junction 12) and the M60 Ring Road (Junction 12).

PROPERTY

A mid terrace building comprising a **Ground Floor Take-away and Basement** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Take-away

Gross Frontage	15'2"
Internal Width	13'9"
Shop Depth	27'2"
Built Depth	42'0"
WC	

Basement

Area	Approx. 335 sq ft
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First Floor Ancillary

3 Rooms, Shower/WC	
GIA	Approx. 585 sq ft

FREEHOLD plus Leasehold interest of other surrounding areas - see Special Conditions of Sale and Transfer in the Legal Pack.



VAT is NOT applicable to this Lot

TENANCY

The entire property is let on a full repairing and insuring lease to **M. F. Qureshi t/a My Guys (Chicken, Pizza, Kebabs Take-away)** for a term of 15 years from 8th June 2022 at a current rent of **£19,760 per annum** exclusive.

Rent Reviews 2028 and 3 yearly

Note: Salford City Council in partnership with Muse are planning a joint redevelopment of the Town Centre, with work due to commence mid 2027. Visit: ecclestowncentre.co.uk/vision

£19,760 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Pearson Legal
Tel: 0161 785 3513 Ref: Paul McGladdery
Email: paul.mcggladdery@pearsonlegal.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**