



## SITUATION

Located on the corner with Baguley Street in the town centre, close to **The Droylsden Centre** housing branches of **Iceland**, **Home Bargains** and **Poundland** and nearby branches of **William Hill** and **Greggs** and a variety of independent traders.

Droylsden is a popular suburb located less than 4 miles to the east of Manchester City Centre.

## PROPERTY

A corner building comprising a **Ground Floor Take-Away** with internal and rear access to **Ancillary Accommodation** on the first floor.

## ACCOMMODATION

### Ground Floor Take-Away

Gross Frontage 18'0"  
Internal Width 16'3"  
Shop & Built Depth 33'6"

### First Floor Ancillary

2 Rooms, Kitchen, Shower/WC  
GIA Approx. 472 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Hanina Spicy Foods Limited t/a Malik's Pizzario (with Guarantor)** for a term of 7 years from 20th May 2025 at a current rent of **£12,740 per annum** exclusive.

### Rent Reviews 2028 & 2031

**Note 1: The first floor is currently being used as a flat.**

**Note 2: The Advertising Hoarding attached to the flank wall of the property has been sold off on a lease for 999 years at a peppercorn ground rent.**

**£12,740** per annum

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

### Vendor's Solicitors

Pearson  
Tel: 0161 785 3513 Ref: Paul McGladdery  
Email: paul.mcgladdery@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'**