



SITUATION

Located close to the junction with Cheadle Drive within this established parade which includes **Domino's** and **Co-op** as well as a host of independent retailers, all serving the surrounding residential population. Cheadle Hulme is a popular suburb situated some 8 miles south of Manchester city centre, enjoying easy access to the M60 Ring Road (Junction 2).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property benefits from a rear communal Service Yard for unloading and front lay-by parking.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	17'3"
Built Depth	40'9"
Area	Approx. 624 sq ft

First Floor Ancillary

Area	Approx. 131 sq ft
WC	

Total Area **Approx. 755 sq ft**

¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 2000 years from 29th September 1987 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **A. U. Rehman (clothing alterations)** for a term of 10 years from 4th July 2013 (**holding over**) at a current rent of **£8,600 per annum** exclusive.

£2,150 Rent Deposit held.

£8,600 per annum

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

Vendor's Solicitors

WBR Law
Tel: 020 7833 8453 Ref: Michael Conlon
Email: michael.conlon@wbrgroup.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'**

