

6 WEEK COMPLETION



SITUATION

Located in this established local parade close to the junction with the main A62 Manchester Road, serving the surrounding residential area.

Chadderton is located 1 mile north of Oldham and 10 miles north-east of Manchester city centre, benefitting from excellent communications via the A663 connecting Oldham to the M60 motorway (Junction 22).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. In addition, the property benefits from a **Rear Yard**.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	13'6"
Shop Depth	14'7"
Built Depth	38'11"
Rear Storage/Prep Area	Approx 260 sq ft
External WC	

First Floor

Storage Area	Approx 415 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to C. Baxendale & T. Armitage as a Sandwich Bar for a term of 10 years from 28th January 2009 at a current rent of **£7,500 per annum** exclusive.

Rent Review 2014

£7,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**



JOINT AUCTIONEERS
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