



SITUATION

Located in a central position in the heart of Manchester close to the corner of Market Street, opposite **Primark** and close to **Debenhams, Marks and Spencer, Boots, HMV, TK Max, Holland and Barrett, O2, Carphone Warehouse** and **The Arndale Centre**.

VAT is NOT payable in respect of this Lot

PROPERTY

An impressive building comprising a **Ground Floor Restaurant with Basement (not currently used)** and **Office / Storage Accomodation** at first floor level plus separate front access to **Self-Contained Offices** on the second and third floors.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant First Floor & Basement	Ground Floor Restaurant Gross Frontage 48'2" Internal Width 47'1" Built Depth 37' (max) Ground Floor Area Approx 1,425 sq ft First Floor Storage / Office Area Approx 1,150 sq ft Basement Not inspected – Believed to be 290 sq ft	Pizza Hut (UK) Limited (Having approx 700 branches) (T/O for Y/E 28/11/10 £346.2m, Pre-Tax Loss £22.2m and Net Worth £11.6m) (Holding Company – Restaurant Holdings Ltd – For Y/E 28/11/10 Pre-Tax Profit £102.7m and Net Worth £95.1m)	10 years from 13th December 2011	£70,000	FRI Rent Review 2016
Second and Third Floor Offices	Second Floor Area Approx 1,275 sq ft Third Floor Area Approx 1,240 sq ft	Willard Wigan Ltd (Solicitors)	5 years from 11th January 2012	£22,500	FRI Mutual Break 2014
TOTAL				£92,500	

Note: The upper parts maybe suitable in the future for conversion to residential, subject to obtaining the necessary consents.

£92,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts