



SITUATION

Located in an attractive parade anchored by a **Co-Op Supermarket** just off Park Lane, approx. ¼ mile from the centre of Poynton Village and serving the pleasant and affluent surrounding residential area.

Poynton lies on the main A523, some 5 miles south of Stockport, approx. 8 miles from Manchester Airport and benefits from good road links via the M60 (Junction 27).

PROPERTY

Forming part of an established neighbourhood parade comprising a **Ground Floor Shop** with separate rear access via a communal balcony and staircase to a **Self-Contained Flat** on the first floor.

The property benefits from use of a rear service road plus parking to the front and side.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 19 (Ground Floor Shop)	Gross Frontage 20'5" Internal Width 18'5" Shop Depth 29'1" Built Depth 38'10" WC	J Titterton t/a Titterton Butchers (See Tenant Profile)	10 years from 7th April 2014	£8,040	FRI Rent Review & Tenant's Break 2019
No 23 (First Floor Flat)	Not Inspected	Individual	125 years from 29th September 1982	£150	FRI
TOTAL				£8,190	

TENANT PROFILE

The property has been occupied as a butcher for over 25 years. The tenant also owns Titterton Butchers in Stockport and the family have been butchers since 1875. (Visit – www.tittertonsgoodfood.co.uk)

£8,190 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
DLH Solicitors - Tel: 01200 538 578
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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 £500 (including VAT) upon exchange of contracts