



6 WEEK COMPLETION

SITUATION

Occupying a busy trading position opposite **NatWest** and **TSB** and amongst other such multiple retailers as **Betfred, Santander, Card Factory, Ladbrokes** and more, being within close proximity to the **Cheetham Hill Shopping Centre**. The property lies approx. 2 ½ miles north of Manchester City Centre and benefits from good road links via the M62, M60 (Junctions 18) and M66 (Junction 4).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to an **Ancillary/Store** on the first and second floors. In addition, the property benefits from a metal open tread staircase from the first floor leading to a **Rear Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'6"
Internal Width	13'2"
Shop Depth	32'2"
Built Depth	51'5"
WC	

Basement 1 Room (max height 6'3")

First Floor 3 Rooms Area Approx. 380 sq ft plus Kitchen

Second Floor 1 Room Area Approx. 140 sq ft

VAT is applicable to this Lot

£9,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Akshar Rup Ltd (with personal guarantor) t/a Cake Box (see Note 1)** for a term of 15 years from 6th August 2006 at a current rent of **£9,000 per annum** exclusive.

Rent Review August 2016 (not actioned)

Note 1: The tenant owns 2 of the 72 Cake Box franchise outlets – Visit: www.eggfreecake.co.uk

Note 2: £3,972 Rent Deposit held.

Note 3: The property is subject to a perpetual yearly rent charge of £7.

VENDOR'S SOLICITORS
Stevens & Bolton LLP - Tel: 01483 302 264
Ref: Ms Sarah Kirwan - Email: sarah.kirwan@stevens-bolton.com

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