



SITUATION

Located close to the junction with Manchester Road with nearby occupiers such as **Lidl, Coral, Morrisons, TSB, William Hill,** and **RBS.**

Denton is a historic town in Manchester situated 5 miles east of the city centre benefitting from excellent road links being a few hundred yards from the M67 (Junction 1a) and under a mile from the M60 (Junction 24).

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 use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------------------|
| Gross Frontage | 14'11" |
| Internal Width | 13'10" |
| Shop Depth | 37'2" |
| Built Depth | 56'9" |
| Sales Area | Approx. 510 sq ft |

First Floor

| | |
|------------------------|-------------------|
| Ancillary/Storage Area | Approx. 425 sq ft |
|------------------------|-------------------|

TENANCY

The entire property is let on a full repairing and insuring lease to **John Paul Wood t/a as Clarity's (Hairdressers having 2 branches)** for a term of 15 years from 25th December 2008 at a current rent of **£7,400 per annum** exclusive.

Rent Review and Tenant's Break December 2018

Note: The Tenant did not operate his 2013 Break Clause.

£7,400 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS
Fraser Brown - Tel: 0115 988 8712
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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 £750 (including VAT) upon exchange of contracts