



Situation

Located in this residential area within a local parade which houses a variety of local traders as well as a **Mace Convenience Store** and is approx. ¾ mile of Bramhall Train Station. The Parade backs on to the Hursthead Infant School.

Cheadle Hulme is a popular suburb situated some 8 miles south of Manchester city centre, enjoying easy access to the M60 ring road (Junction 2).

VAT is NOT applicable to this Lot

Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 66 (Ground Floor Café)	Gross Frontage 18'5" Internal Width 18'0" Shop Depth 24'9" Built Depth 37'4" Kitchen, WC	L. Clark (The Damson Tree) (Café)	5 years from 25th March 2014	£5,000	FRI £2,500 Rent Deposit held.
No. 78 (First Floor Flat)	Not Inspected – 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 27th September 2017	£6,900	AST
				Total: £11,900	

Note: The Garage is not demised to either tenant, but it appears the lessee of the flat is currently using it.

Property

A mid terrace building comprising a **Ground Floor Café** with separate rear access to a **Self-Contained 2 Bed Flat** on the first floor. In addition, there is a **Garage** to the rear, as well as use of a rear service road for unloading.

Tenure

Leasehold for a term of 2,000 years from 25th March 1989 at a peppercorn.

£11,900 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Birketts LLP

Tel: 01473 406 343 Ref: P. Munnings

Email: paul-munnings@birketts.co.uk