



SITUATION

Occupying a prominent trading position in the heart of the town centre, adjacent to **St Anns Hospice**, opposite **Yorkshire Building Society**, being some 50 yards away from the entrance to Merseyway Shopping Centre and amongst a host of multiple retailers such as **Primark**, **Boots**, **EE**, **Specsavers**, **Virgin Money**, **NatWest**, **Costa** and **HSBC**. Stockport is a busy commercial centre approximately 6 miles south-east of Manchester.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop with Ancillary Accommodation** at basement, first and second floor levels (see Note). In addition, there is rear pedestrian access via a gated alleyway between 43 & 45 Great Underbank as well as vehicular access via Royal Oak Yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'4"	
Internal Width	20'1"	
Shop & Built Depth	63'8"	
Sales Area	Approx	855 sq ft plus WC
Basement Ancillary Area	Approx	1,170 sq ft
First Floor Ancillary Area	Approx	985 sq ft
Second Floor Ancillary Area	Approx	1,160 sq ft
Total Area	Approx.	4,170 sq ft

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Tramp Hair Boutique Ltd** as a **Hairdresser** (this is their second salon in Stockport and the tenants were awarded 'Most Promising Young Business 2018' by Stockport Business Awards) for a term of 10 years from 14th January 2019 at a current rent of **£15,000 per annum** exclusive.

Rent Review & Tenant's Break 2024

Note: The tenants have advised they are spending approx. £250,000 on refurbishing the whole building to make way for other projects including a hairdressing academy and a vintage clothes store.

£15,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Joshua Platt**

Vendor's Solicitors

Penman Sedgwick LLP
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page