M26 1NR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment Location Description · Let to individual trading as Bargain World **Miles** 9 miles north-west of Manchester City Centre The property comprises a large shop arranged on the ground and first floors. The property benefits from parking and loading to the rear. • Lease expires June 2027 (no breaks) **Roads** A56, M60 Approximately 3,400 sq ft Radcliffe Tram Station Rail • Opposite Post Office and close to Asda Superstore in the heart of the VAT Manchester Airport Air Town Centre VAT is applicable to this lot. Lot Auction Situation 42 22nd September 2022 Note The property is located on Blackburn Street, where neighbouring retailers include Rent **Status** an Asda Superstore and the Post Office. The property benefits from close £22,000 per Annum Exclusive Available proximity to three Town Centre car parks. Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale. Sector **Auction Venue Tenure** High Street Retail Live Streamed Auction **Completion Period** Freehold. Six week completion **EPC**

DISCLAIMER

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Band C

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	226.10 sq m 89.70 sq m	(2,434) (966)	L. KAMALZAI (t/u Bargain World)	15 years from 07/06/2012 on a full repairing lease	£22,000	07/06/2022
Total		315.80 sq m	(3,400)			£22,000	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

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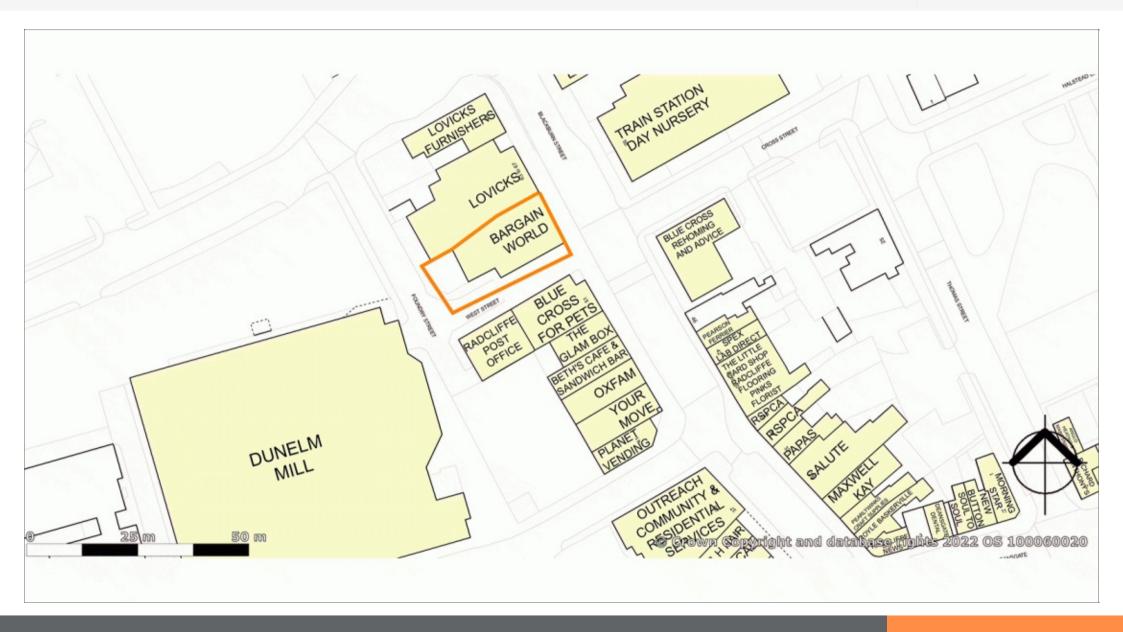




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