

Lot 42, 59-61 Blackburn Street, Radcliffe, Manchester, M26 1NR

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to individual trading as Bargain World
- Lease expires June 2027 (no breaks)
- Approximately 3,400 sq ft
- Opposite Post Office and close to Asda Superstore in the heart of the Town Centre

Lot

42

Auction

22nd September 2022

Rent

£22,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

9 miles north-west of Manchester City Centre

Roads

A56, M60

Rail

Radcliffe Tram Station

Air

Manchester Airport

Situation

The property is located on Blackburn Street, where neighbouring retailers include an Asda Superstore and the Post Office. The property benefits from close proximity to three Town Centre car parks.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a large shop arranged on the ground and first floors. The property benefits from parking and loading to the rear.

VAT

VAT is applicable to this lot.

Note

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.

Completion Period

Six week completion

DISCLAIMER

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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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