

Lot 33, 59 and 61 Grosvenor Street, Stalybridge, Manchester,

SK15 2JN

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Comprises Two Shops t/a Salon 64 and Bargain Boutique with First floor ancillary Accommodation
- Busy Pedestrianised Town Centre location
- 500m from Stalybridge Railway Station
- Nearby Occupiers include Aldi, JD Wetherspoons, Coral and Savers

Lot

33

Auction

16th February 2023

Rent

£14,400 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

7 Miles east of Central Manchester, 5 Miles south-east of Oldham

Roads

A635, A6018, M60, M67

Rail

Stalybridge Railway Station

Air

Manchester Airport

Situation

The property is located in the commuter town of Stalybridge some 8 miles east of Manchester. The property is situated on the south side of the pedestrianised Grosvenor Street, the main commercial street in Stalybridge, close to its junction with Melbourne Street. Nearby occupiers include Aldi, JD Wetherspoons, Coral and Savers.

Tenure

Freehold.

EPC

61- D

Description

The property comprises two retail units with ancillary accommodation on the first floors. The property benefits from service access at the rear via Kenworthy Street.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	55.20 41.10	(594) (442)	INDIVIDUALS t/a Bargain Boutique	5 Years from 01/09/2018	£6,000	31/08/2023
Ground First	Retail Ancillary	59.40 42.80	(639) (460)	INDIVIDUALS t/a Salon 61	5 Years from 22/06/2020 (1)	£8,400	21/06/2025
Total Approximate Floor area		198.50	(2,135) (2)			£14,400	

(1) The tenant option to determine the lease on 21/06/2022 was not exercised.

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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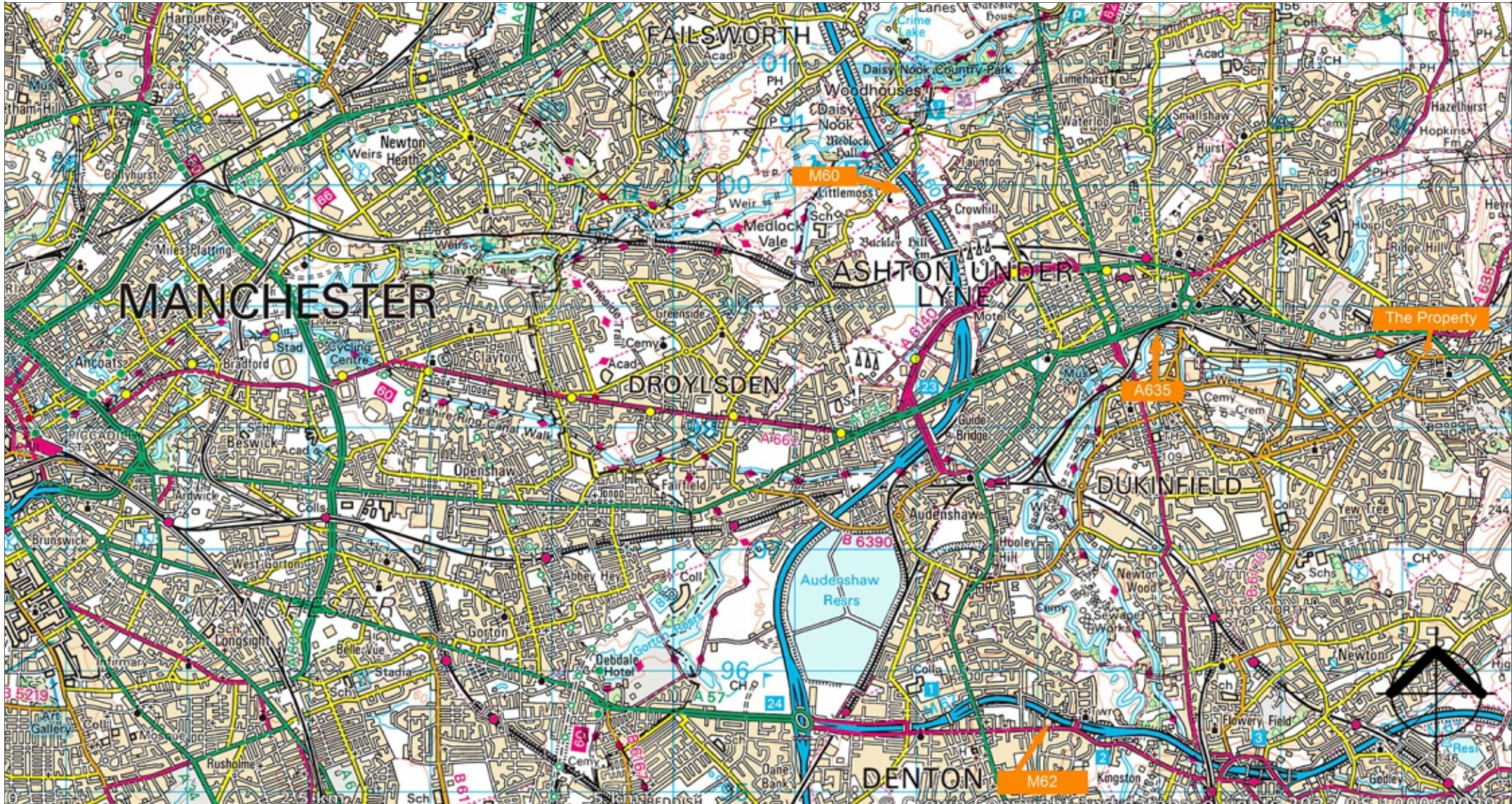
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September 2020