

# Lot 5, 62 Fountains Road, Cheadle Hulme, Cheadle, Cheshire SK8 7PY

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Retail and Residential Investment Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Retail and Residential Investment Opportunity

- Includes a Shop and a Self Contained 2 Bedroom Flat and Lock Up Garage
- Retail Unit Let to Bathroom Project Limited Until 2033 (subject to option)
- Active Management Potential
- Affluent Commuter Suburb

#### Lot

5

#### Auction

13th December 2023

#### Rent

£9,900 per Annum Exclusive with Flat to be Let

#### Sector

High Street Retail/Residential

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

8.5 miles south of Manchester City Centre, 27 miles east of Warrington, 59 miles south-west of Leeds

#### Roads

M56, M60, A5149

#### Rail

Cheadle Hulme Railway Station

#### Air

Manchester Airport

### Situation

Cheadle Hulme is an affluent commuter suburb of Greater Manchester and only 8.5 miles south of Manchester's City Centre. The property is situated within a busy neighbourhood parade on the north side of Fountains Road.

### Tenure

Virtual Freehold. Held for a term of 2000 years from 25/03/1989 at a fixed rent of one peppercorn per annum exclusive.

### Description

The property comprises ground floor retail accommodation and a 2 bedroom self contained flat on the first floor. The flat is accessed separately at the rear of the property. The property benefits from a lock up single garage.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	54.78	(540)	BATHROOM PROJECT LIMITED (crn: 10652406) (1)	10 years from 01/09/2023	£9,900	01/09/2028 (31/08/2033)
First	Residential	59.40	(639) (2)	VACANT POSSESSION	-	-	
<b>Total Approximate Commercial Floor Area</b>		<b>114.18</b>	<b>(1,179)</b>			<b>£9,900</b>	

(1) Bathroom Project Limited (CRN: 10652406) were incorporated in March 2017 and for the year ending 31/03/2023 reported Net Assets of £268,931 (unaudited financial statement registered at companies house). The Bathroom Project Limited also trade from the adjoining unit.

(2) The residential floor area stated above are Gross Internal Areas.



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## Contacts

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