

lot 30

# Farmfoods & United Carpets Warehouses, Armitage Avenue Little Hulton, Manchester, Greater Manchester M38 0EH

Rent  
**£103,500**  
per annum  
exclusive

**Modern Freehold Retail Investment**

- Let to Farmfoods and United Carpets (Northern) Ltd until 2030 (2) and 2023
- RPI uplifts in United Carpet's lease
- Prominent main road frontage adjoining Netto Supermarket
- Farmfoods rent review 2010. Notice served at £65,000 p.a.x.



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£103,500  
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**Location**

Estimated Population: Salford 216,000  
Miles: 9 miles north-west of Manchester City Centre  
7 miles north-west of Salford  
3.5 miles south of Bolton  
Roads: A5082, A6, M61  
Rail: London Euston  
Air: Manchester Airport

**Situation**

Prominently situated on main A5082 adjoining a Netto Supermarket some 100 metres from the junction with A6. Junction 4 of the M6 motorway is situated approximately 2 miles to the west.

**Description**

Two adjoining, single storey recently constructed RETAIL UNITS. The property benefits from generous car parking to the front of each unit. The site area is approximately 0.39 hectares (0.95 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

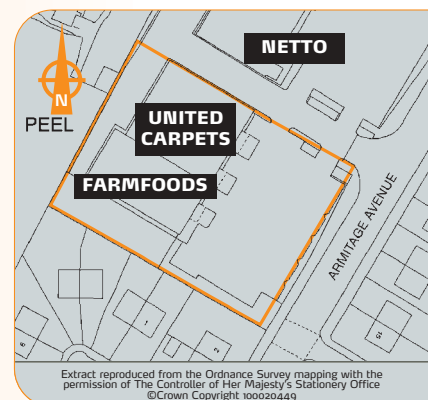
**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas	Tenant	Term	Rent p.a.x	Reviews
2	Ground	Retail	431.72 sq m (4,647 sq ft)	<b>FARMFOODS LIMITED (1)</b>	25 years from 04/04/2005 until 2030 (2)	£43,500	03/04/2010 (5) 5 yearly
3	Ground	Retail	598.48 sq m (6,442 sq ft)	<b>UNITED CARPETS (NORTHERN) LTD (3)</b>	15 years from 15/09/2008 until 2023	£60,000 (4)	15/09/2013 5 yearly with RPI uplifts
<b>Totals</b>			<b>1,030.20 sq m (11,089 sq ft)</b>			<b>£103,500</b>	

- (1) To the year ending 31st December 2008 Farmfoods Limited reported a turnover of £423,876,000, pre-tax profits of £9,211,000 and a net worth of £41,781,000.
- (2) As to Unit 2 Farmfoods have a option to determine the lease on 4th April 2020.
- (3) To the year ending 31st March 2008 United Carpets (Northern) Ltd reported a turnover of £10,500,000, pre-tax profits of £2,058,000 and a net worth of £584,000. United Carpets plc are their ultimate parent company. (Source: www.riskdisk.com)
- (4) As to Unit 3 please note the current rent is £40,000 p.a.x rising to £50,000 p.a.x. in 2011, £55,000 p.a.x. in 2012 and £60,000 p.a.x. in 2013. The seller will pay the buyer a sum equal to the difference between the current rent reserved and £60,000 p.a.x. from completion of the sale until September 2013.
- (5) As to the 2010 rent review, Notice has been served proposing a new rent of £65,000 p.a.x.

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