

11 Grove Street, Wilmslow Cheshire SK9 1DU

lot 24

Freehold Retail Investment

- Pedestrianised town centre location
- Let to Barnardo's
- Nearby occupiers include Next, Halifax, NatWest, Boots and Monsoon
- Six Week Completion Period Available

Rent
£22,500
per annum
exclusive



Location

Miles: 13 miles south of Manchester city centre
7 miles south-west of Stockport
Roads: M56, M6, A34, A538
Rail: Wilmslow Rail
Air: Manchester Airport

Situation

Wilmslow is an affluent Manchester commuter town with good communication links via the M56 providing access to Manchester, Chester and North Wales. The property is situated on the pedestrianised Grove Street, which is the principal retail thoroughfare in Wilmslow and is located close to the railway station. Nearby occupiers include Next, Halifax, NatWest, Boots and Monsoon.

Description

The property comprises retail accommodation on the ground and first floors with ancillary accommodation and second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	32.33 sq m (348 sq ft)	BARNARDO'S	15 years from 26/11/2002	£22,500	2012
First		27.03 sq m (291 sq ft)		(2)		
Second	Ancillary	27.87 sq m (300 sq ft)				
Totals		87.23 sq m (939 sq ft)			£22,500	

- (1) Barnardo's is a charity committed to helping more than 100,000 children, young people and their families, with over 400 local projects and 11,915 volunteers. In 2010, 40 new shops were opened bringing the total to 380 shops nationwide. (Source: www.barnardos.org.uk)
(2) The tenant has the option to determine the lease on the 10th anniversary of the term.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acutus.co.uk
Martin Szamfeber
Tel: +44 (0)20 7034 4858.
Email: martin.szamfeber@acutus.co.uk
www.acutus.co.uk

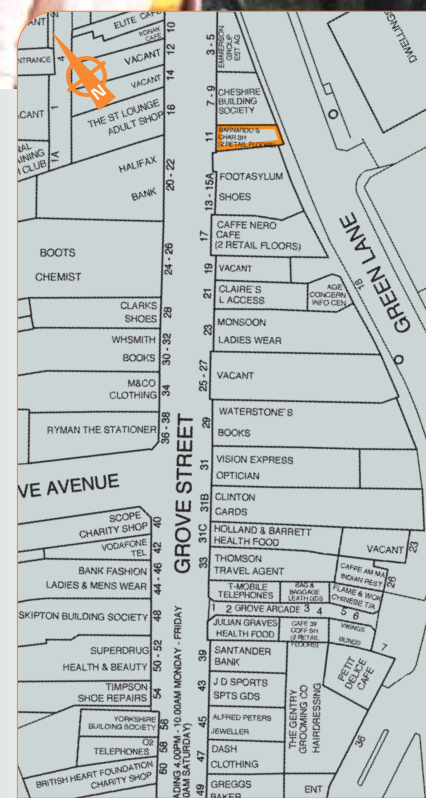
Associate Auctioneers:

Mason Owen
Gladstone House, 11 Union Court,
Liverpool L2 4UQ.
Tel: +44 (0)151 242 3000.
Email: jamie.moffatt@masonowen.com
Ref: Jamie Moffatt.



Solicitors:

Hill Dickinson
1 St Paul's Square, Liverpool L3 9SJ.
Tel: +44 (0)151 600 8000.
Email: tom.hubbard@hilldickinson.com
Ref: Tom Hubbard.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.