

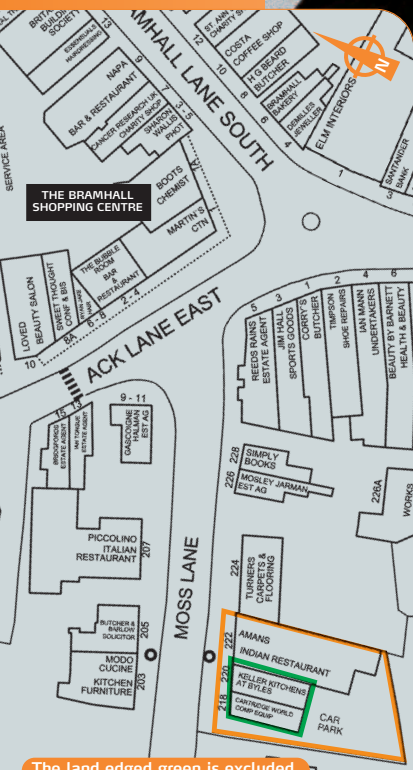
lot 48

222 Moss Lane
Bramhall, Cheshire SK7 1BD

Rent
£30,000
per annum
exclusive (1)
plus Vacant
Flat Above

Freehold Restaurant and Residential
Investment

- Restaurant let on a renewed 10 year lease until February 2024 (no breaks)
- Includes a two bedroom self-contained residential flat on upper floor (with vacant possession)
- Nearby occupiers include Boots, Pizza Express, Piccolino, Superdrug and Costa
- Affluent Cheshire suburb



Location

Miles: 7 miles north-east of Alderley Edge
10 miles south of Manchester
Roads: A5102, A34, A6, M60
Rail: Bramhall Rail Station (23 minutes direct to Manchester Piccadilly)
Air: Manchester Airport

Situation

Bramhall is located in the affluent commuter belt of Manchester some 10 miles south of the City Centre. The property is situated in a prominent position on the south side of Moss Lane close to its junction with Woodford Road and Ack Lane East. Nearby occupiers include Boots, Pizza Express, Piccolino, Superdrug and Costa. The Bramhall Shopping Centre is located close by.

Description

The property comprises a double fronted ground floor restaurant with ancillary accommodation on part of the first floor and a self-contained two bedroom residential flat on the remainder of the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	212.46 sq m (2,287 sq ft)	M A BASIT, S MIAH & G J SINGH (t/a Amans Restaurant)	10 years from 13/02/2014 until 2024	£30,000 (1)	13/02/2019
Part First	Ancillary	23.96 sq m (258 sq ft)				
Part First	2 Bedroom Flat	53.40 sq m (575 sq ft)	VACANT POSSESSION			
Total Commercial Area		289.82 sq m (3,120 sq ft)			£30,000 (1)	

(1) The lease provides for a rent free period for 6 months from June 2014. The seller will pay the buyer the rent that would have been due in the absence of the rent free period. Therefore the property will produce £30,000 p.a.x from completion of the sale.

For further details please contact:

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