

Didsbury
683-693
Wilmslow Road
Manchester
Greater Manchester
M20 6RE

- **Prominent Town Centre Freehold Shop and Office Investment**
- Comprising two shops and a suite of self-contained offices
- Majority let to Costa Ltd with RPI linked reviews on a lease expiring in 2023 (2)
- Situated close to Marks & Spencer, NatWest and Santander
- RPI linked Rent Review 2013
- Total Current Rents Reserved
£131,400 pa



Tenure
Freehold.

Location
Didsbury is an affluent commuter town located some 5 miles to the south of Manchester city centre. The town enjoys good communications being adjacent to the A34, which provides access to the M60/M56 intersection. Manchester airport is 5 miles to the south-west and there are regular services from Burnage Station.
The property is situated on Wilmslow Road within the town centre in a busy prominent corner position at its junction with School Lane and Barlow Moor Road.
Occupiers close by include NatWest (adjacent), Santander (opposite), Gourmet Burger Kitchen, Café Rouge, Zizzi's, Halifax, Boots and Marks & Spencer.

Description

This prominent property is arranged on basement, ground and two upper floors to provide two shops and a suite of self-contained second floor offices, which are accessed via School Lane. The first floor is occupied by Costa Coffee and provides customer seating accommodation, a terrace and ancillary accommodation.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and First Floor	Costa Ltd (t/a Costa Coffee) (1)	Gross Frontage 6.10 m Net Frontage 5.75 m Splay 1.40 m Return Net Frontage 2.35 m Shop Depth 14.55 m Built Depth 17.25 m First Floor 99.25 sq m	(20' 0") (18' 9") (4' 6") (7' 7") (47' 7") (56' 6") (1,068 sq ft)	15 years from 21.08.2008 Rent review every 5th year linked to RPI Effectively FR & I	£75,000 p.a. Rent Review 2013
Ground and Basement	David Pluck (North West) Ltd (3)	Gross Frontage 5.95 m Net Frontage 5.00 m Shop Depth 13.20 m Built Depth 15.75 m Basement (accessed via hatch) 60.90 sq m	(19' 5") (16' 4") (43' 3") (51' 7") (656 sq ft)	15 years from 13.02.2009 (2) Rent review every 5th year Effective FR & I	£43,000 p.a. Rent Review 2014
Second Floor Offices	Ascendis Finance Ltd (t/a Accountants)	Second Floor 94.50 sq m	(1,017 sq ft)	5 years from 12.01.2009 Effectively FR & I Tenant option to determine at 3rd year upon 6 months' notice at one quarter rental penalty	£13,400 p.a. Reversion 2014

(1) For the year ended 4th March 2010, Costa Ltd reported a turnover of £323m, a pre-tax profit of £34.9m and a net worth of £91.4m.
(Source: riskdisk.com 06.01.2011.)
(2) The tenant has an option to determine the lease on 21st August 2019. The lease is also excluded from sections 24-28 of the Landlord & Tenant Act 1954.
(3) For the year ended 31st December 2009, David Pluck (North West) Ltd reported a turnover of £36.64m, a pre-tax profit of £876,000 and a net worth of £1.78m.
(Source: riskdisk.com 06.01.2011.)

Total £131,400 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.
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