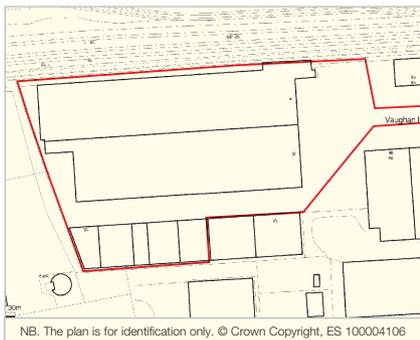
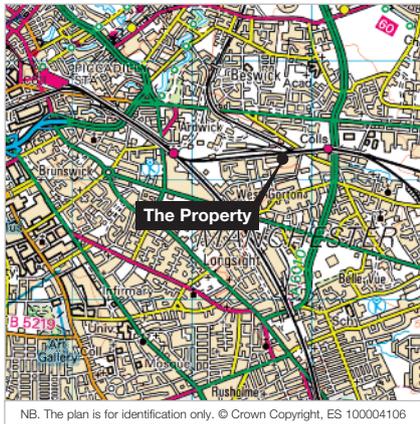


**Manchester**  
**Units 9, 10, 10A, 14,**  
**15, 16, 17 & 18**  
**Vaughan Street**  
**Industrial Estate**  
**West Gorton**  
**Lancashire**  
**M12 5BT**

- **Freehold Multi-Let Industrial Investment**
- Established industrial estate near Manchester city centre
- Industrial buildings totalling 7,956.50 sq m (85,644 sq ft)
- Site area of 1.33 hectares (3.28 acres)
- Asset management opportunity
- Total Current Rents Reserved **£230,951 pa** with fixed uplift in 2020

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
 Freehold.

**Location**

West Gorton is located some 2 miles south-east of Manchester city centre and is conveniently accessed via the A57 and A635. Ardwick Rail Station is close by. In addition the area is in close proximity to the Etihad Stadium, home of Manchester City FC and Sports City, as such the area has seen a vast improvement in transport infrastructure and significant regeneration to both commercial and residential.

The property is situated within the established Vaughan Industrial Estate. The A635 and A57 are both located within half a mile north and south respectively, which both provide rapid access to Central and Greater Manchester as well as the M60 Motorway and the wider motorway network.

**Description**

The property comprises a large industrial complex with multiple separate units, extending to a total of 7,956.5 sq m (85,644 sq ft) on a 1.33 hectare (3.28 acre) site with parking for 37 cars. Units 9, 10 and 10A are the largest units comprising a total 6,788.4 sq m (73,070 sq ft) of which 289.6 sq m (3,117 sq ft) is office space.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation (Floor Areas provided by the Seller)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
9, 10 & 10A	Eaves Machining Ltd (1)	Ground Floor 6,788.4 sq m (73,070 sq ft)	15 years from 20.01.2015 Rent review every 5th year linked to RPI (2% and 4% capped and collared). FR & I	£193,636 p.a.	Rent Review 2020 to minimum of £213,790 p.a.
14	A&K Engineering Services Ltd (2)	Ground Floor 274.2 sq m (2,952 sq ft)	8 years from 21.12.2012 Rent review 21.12.2015 and 21.12.2017 FR & I	£11,900 p.a.	Rent Review 2015
15	Rainbow Sweets Ltd	Ground Floor 275.8 sq m (2,969 sq ft)	5 years from 24.03.2012 FR & I	£10,837 p.a.	Reversion 2017
16	Hydraulics Manchester Ltd (3)	Ground Floor 137.7 sq m (1,482 sq ft)	3 years from 31.08.2012 FR & I	£5,750 p.a.	Reversion 24.08.2015
17	Vacant	Ground Floor 275.4 sq m (2,964 sq ft)			
18	BSB Rollers Ltd (4)	Ground Floor 205 sq m (2,207 sq ft)	5 years from 01.04.2012 FR & I	£8,828 p.a.	Reversion 2017

(1) For the financial year ended 31st December 2013, Eaves Machining Ltd reported a turnover of £7,008m, a pre-tax profit of £277,720, shareholders' funds of £1.377m and a net worth of £1.354m. (Source: riskdisk.com 08.06.2015.)  
 (2) [www.akengineeringsservices.co.uk](http://www.akengineeringsservices.co.uk)  
 (3) [www.hydraulics-manchester.co.uk](http://www.hydraulics-manchester.co.uk)  
 (4) [www.bsrollers.co.uk](http://www.bsrollers.co.uk)

**Total £230,951 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

**Seller's Solicitor** Kim Landa, HSK Solicitors LLP. Tel: 0161 795 4818 e-mail: [kim.landa@hksolicitors.co.uk](mailto:kim.landa@hksolicitors.co.uk)

