

Manchester

**84 Talbot Road
Old Trafford
Greater Manchester
M16 0PG**

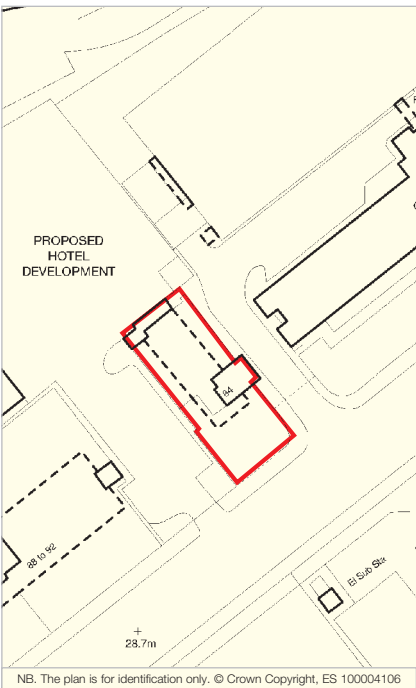
- **Freehold Office Investment**
- Comprising 589 sq m (6,338 sq ft)
- 28 car parking spaces
- Lease expires 2019
- Well located close to Kellogg's HQ and British Gas
- Rent Review 2014
- No VAT applicable
- Current Rent Reserved

£64,000 pa

On the Instructions of National Friendly



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Manchester is the major commercial, industrial and administrative centre of North West England and has a resident population of some 400,000. The city is served by the M6, M56, M60, M61, M62 and M66 motorways and has its own international airport. The city of Liverpool is approximately 35 miles to the west and Leeds 40 miles to the east. Old Trafford is located some 2.5 miles south-west of the city centre and forms part of the business conurbation including Salford Quays, MediaCity UK and the Trafford Centre. The property is situated on the north side of Talbot Road, close to its junction with Birch Avenue. Major occupiers close by include Kellogg's HQ and British Gas. Investment and development projects at Trafford Town Hall and Old Trafford Cricket Ground are also close by. Old Trafford Metrolink Station is 3 minutes walk away.

Description

The property is arranged on basement, ground and three upper floors. The ground floor provides the reception whilst the upper floors comprises office accommodation. The property has the benefit of car parking to the ground floor and basement. In addition there is an 8 person lift, gas fired central heating, underfloor trunking, suspended ceilings with recessed lighting and male and female WCs on each office floor.

The property provides the following accommodation and dimensions:

Ground Floor Reception

First Floor	197 sq m	(2,119 sq ft)
Second Floor	194 sq m	(2,087 sq ft)
Third Floor	198 sq m	(2,132 sq ft)
Total	589 sq m	(6,338 sq ft)

The building provides 24 covered car spaces and a further 4 spaces to the front courtyard

Tenancy

The entire property is at present let to The Partners of ANSELL & BAILEY for a term of 30 years from 25th March 1989 at a current rent of £64,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Ansell & Bailey presently only occupy the second floor, part of which they share with CQ2 and in this regard a sublease is agreed but not yet completed.

Tenant Information

The Lessees are a firm of architects: Ansell & Bailey was founded in 1900 and have offices in London and Manchester. The practice has expertise in designing for the healthcare, education, commercial, sport and leisure sectors and has successfully completed projects both in the UK and abroad. (Source: www.anb.co.uk)

VAT

VAT is not applicable to this lot.

Documents

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

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 Naomi Butler, Thrings Solicitors. Tel: 0117 930 9574 Fax: 0117 929 3369 e-mail: nbutler@thrings.com

Joint Auctioneer D Mundy Esq, Mellersh and Harding LLP. Tel: 0207 522 8513 Fax: 0207 522 8501 e-mail: dmundy@mellersh.co.uk