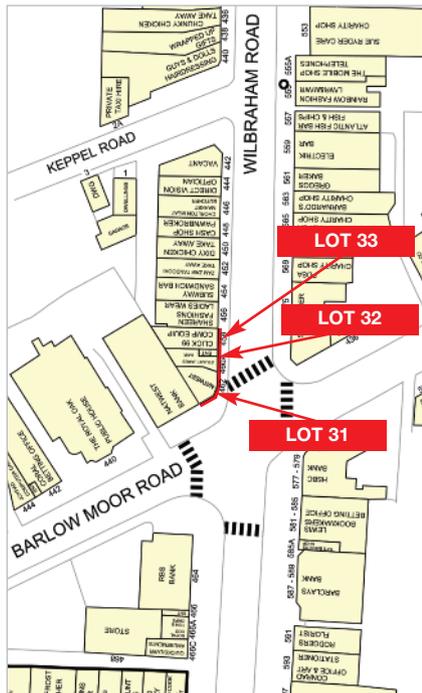


Chorlton Cum Hardy

462, 460A & 458
Wilbraham Road
Manchester
Greater Manchester
M21 0AG

- Virtual Freehold Bank and Shop Investments
- Comprising a bank let to NatWest and two shop units
- Affluent south-west Manchester suburb
- To be offered as 3 lots
- Rent Reviews from 2018
- Total Current Rents Reserved **£37,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Each to be held on a new 999 year lease from 1st June 2015 at a fixed ground rent of a peppercorn.

Location

The city of Manchester, which has a population in excess of 500,000, is the principal industrial, cultural and commercial centre of the north-west and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 Motorways, Intercity rail links and an international airport.

The property is situated in the affluent south-west Manchester suburb of Chorlton Cum Hardy, which lies 4 miles south-west of the city centre. The property is located at the junction of Wilbraham Road (A6010) and Barlow Moor Road.

Occupiers close by include HSBC, RBS, Santander (all opposite), Barclays, Halifax and TSB Banks amongst other occupiers.

Description

The property is arranged on part basement and ground floor to provide a bank and two ground floor lock-up shops. No.462, which is let to NatWest, interconnects with the adjacent NatWest premises on Barlow Moor Road, which do not form part of the property to be sold.

VAT

VAT is not applicable to these lots.

Documents

The legal packs will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 25th November. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 31-33 Chorlton Cum Hardy**.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
31	462	National Westminster Bank plc (1)	Gross Frontage 10.10 m (33' 2") Shop & Built Depth 8.61 m (28' 3") Ground Floor 56.75 sq m (611 sq ft)	5 years from 12.10.2015 Effectively FR & I	£15,500 p.a.	Reversion 2020
32	460A	S McCrory (Hair Salon) (t/a Stuart James Hairdressing)	Gross Frontage 4.15 m (13' 7") Net Frontage 3.70 m (12' 2") Shop Depth 11.90 m (39' 0") Built Depth 16.30 m (53' 6") Ground Floor 51.75 sq m (557 sq ft)	15 years from 24.06.2010 Rent review every 5th year Effectively FR & I	£13,500 p.a.	Rent Review 2020
33	458	F Anis (Mobile Phone Repairs) (t/a Click 99)	Gross Frontage 5.10 m (16' 9") Net Frontage 4.60 m (15' 1") Shop Depth 5.10 m (16' 9") Built Depth 7.70 m (25' 3") Basement 17.80 sq m (192 sq ft) Ground Floor 28.95 sq m (312 sq ft)	15 years from 02.07.2012 Rent review every 3rd year Effectively FR & I	£8,500 p.a.	Rent Review 2018

(1) No. of Branches: 1,600.

Website Address: www.natwest.com

National Westminster Bank is a wholly owned subsidiary of Royal Bank of Scotland plc, who have a market capitalisation of £35.972bn (06.11.2015) and are 72.9% (economic interest in the capital of the company) owned by HM Government.

Total £37,500 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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NATIONAL WESTMINSTER BANK (LOT 31) ARE
IN THE PROCESS OF RENEWING THEIR SIGNAGE

LOTS **31-33**

