

Hyde

1 & 3 Corporation Street Cheshire SK14 1AQ

- Freehold Bank and Ground Rent Investment
- Bank let to The Royal Bank of Scotland plc on a lease expiring 2026 (No breaks)
- Prominent corner location
- VAT is not applicable
- Rent Review 2021
- Total Current Rents Reserved
£33,448 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold (subject to a Rent Charge of £28.86 p.a.).

Location

Hyde is a busy suburb of Manchester located approximately 8 miles south-east of the city centre. The town is situated on the A57 which provides access to the city centre and the M67, with Junction 3 less than a mile north-west of the town centre.

The property is situated in a prominent corner location at the junction of Market Street and Corporation Street. There is a large Asda supermarket and car park close by on Corporation Street, whilst the open market and the Clarendon Square Shopping Centre are located diagonally opposite the property.

Other occupiers close by include Yorkshire Bank, HSBC Bank, Boots the Chemist, Subway and Wilko, whilst the town hall is opposite.

Description

The property is arranged on basement, ground and two upper floors. The ground floor provides a banking hall with ancillary basement accommodation. The first and second floor comprises residential accommodation, which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating 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 121 Hyde**



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion																		
Basement & Ground Floor	The Royal Bank of Scotland plc (1)	<table border="0"> <tr> <td>Gross Frontage</td> <td>8.2 m</td> <td>(26' 10")</td> </tr> <tr> <td>Shop Depth</td> <td>14.3 m</td> <td>(46' 11")</td> </tr> <tr> <td>Built Depth</td> <td>19.0 m</td> <td>(62' 4")</td> </tr> <tr> <td>Basement</td> <td>56.65 sq m</td> <td>(610 sq ft)</td> </tr> <tr> <td>Ground Floor</td> <td>124.25 sq m</td> <td>(1,337 sq ft)</td> </tr> <tr> <td>Total</td> <td>180.9 sq m</td> <td>(1,947 sq ft)</td> </tr> </table>	Gross Frontage	8.2 m	(26' 10")	Shop Depth	14.3 m	(46' 11")	Built Depth	19.0 m	(62' 4")	Basement	56.65 sq m	(610 sq ft)	Ground Floor	124.25 sq m	(1,337 sq ft)	Total	180.9 sq m	(1,947 sq ft)	Term of years commencing 13.12.2006 and expiring 11.12.2026 Rent reviewed 11.12.2011 and every 5th year Effectively FR & I subject to a service charge cap presently £5,595	£33,348 p.a.	Rent Review 2021 (2)
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First & Second Floors	Individuals	First & Second Floor Flat	125 years from 16.10.2006 Rent increased by £50 every 25 years Effectively FR & I	£100 p.a.	Reversion 2131																		

(1) Website Address: www.rbs.com

(2) The next rent review is now in 2021 and is to the higher of OMV or £33,348 multiplied by 1.035, which is £34,515 p.a.

Total £33,448 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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