

## Co-Operative Food Store, Gadfield Grove Atherton, Manchester M46 0SJ

lot 36

### Virtual Freehold Supermarket Investment

- Let to United Co-Operative Foodstores Limited on a 15 year lease until 2021 (no breaks)
- Located in a major modern residential estate
- Car Parking at the front of property
- Six Week Completion Period Available

Gross Rent  
£41,850  
per annum  
exclusive  
Net Rent  
£41,600  
per annum  
exclusive



### Location

Miles: 5 miles east of Wigan  
7 miles south-west of Bolton  
10 miles west of Manchester city centre  
Roads: A579, A580, M6, M60, M61, M62  
Rail: Atherton (Manchester)  
Air: Manchester International Airport

### Situation

The property is situated in Gadfield Grove, a modern residential estate just off the A577 within the Manchester suburb of Atherton, 3 miles south of Junction 5 of the M61 motorway.

### Description

The property comprises ground floor retail accommodation forming part of a large residential building. The property benefits from the right to use 12 car parking spaces.

### Tenure

Virtual Freehold. Held from Gadbury Property Limited for a term of 99 years from 22nd June 2007 at £250 per annum.

### VAT

VAT is applicable to this lot.

**Six Week Completion Period Available**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	288 sq m (3,100 sq ft)	<b>CO-OPERATIVE GROUP FOOD LIMITED (i)</b>	15 years from 31/10/2006 until 30/10/2021 on a full repairing and insuring lease.	£41,850	2011 and 2016
<b>Totals</b>		<b>288 sq m (3,100 sq ft)</b>			<b>£41,850</b>	

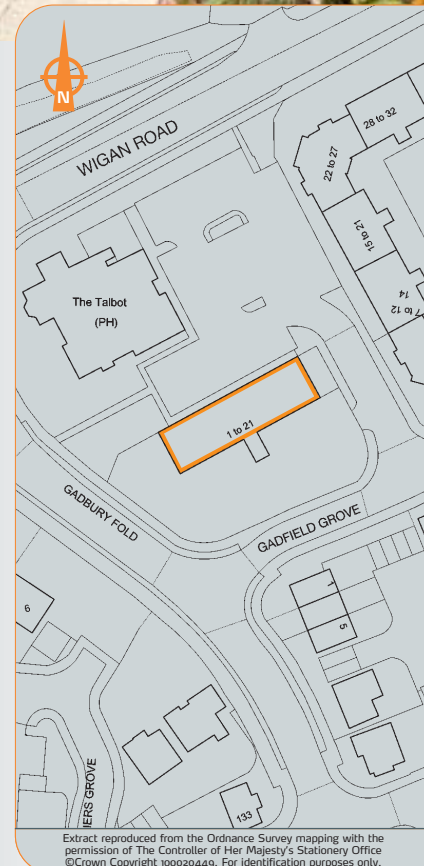
(i) Co-Operative Group Food Limited (IP26715R) are a subsidiary company of Co-Operative Group Limited, the UK's largest mutual business. The Group operates 4,800 retail trading outlets and employs more than 106,000 people. (Source: www.co-operative.co.uk) For the year ending 31/12/2011, Co-Operative Group Limited reported a turnover of £12,318,000,000, pre-tax profits of £231,000,000 and a net worth of £3,501,000,000. (Source: www.riskdisk.com)

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