

lot 20

30-36 Manchester Road Denton, Greater Manchester M34 3LE

Rent
£26,250
per annum
exclusive

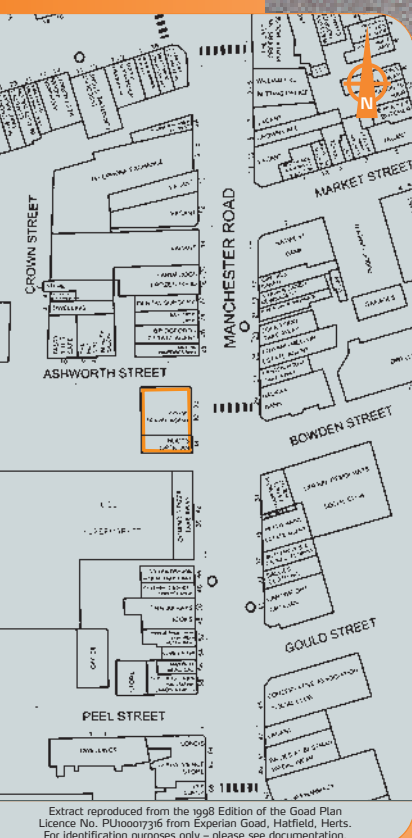
Freehold Retail Investment

- Let to Thomas Cook Travel Ltd, guaranteed by Thomas Cook Group UK Ltd

- Situated on the busy A57 arterial road
- Popular Manchester suburb location
- Six Week Completion Available



On behalf of
The co-operative estates



Location

Miles: 5 miles east of Manchester city centre
6 miles north-east of Stockport
Roads: A57, M57, M60 (J24)
Rail: Denton Railway Station
Air: Manchester Airport

Situation

The property is situated on the A57 in Denton, a popular suburb of Manchester. The A57 is a main arterial route from Manchester to Sheffield. Nearby occupiers include Lidl, Dollond & Aitchison Opticians, Domino's Pizza and Halifax Bank.

Description

The property comprises ground retail unit with ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
30/32	Retail	165.2 sq m (1,778 sq ft)	THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-Operative Travel) (1)	10 years from 01/10/2011 on a full repairing and insuring lease (2) (3)	£26,250	01/10/2016
30/32	Ancillary	10.7 sq m (115 sq ft)				
34	Retail (4)	52.11 sq m (561 sq ft)				
Totals		228.01 sq m (2,454 sq ft)			£26,250	

- (1) For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK high street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland. (Source: Thomas Cook Group)
- (2) The lease provides for a tenant's option to determine on the 1st October 2016.
- (3) The lease is subject to a Schedule of Condition.
- (4) Unit 34 has been sublet to Boots Opticians Professional Services Ltd on a 10 year lease to 28th September 2016 at a passing rent of £7,250 with 5 yearly reviews. The 2011 rent review is outstanding.

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