

lot 40

319 Ordsall Lane Salford Quays, Greater Manchester M5 3FT

£126,250 per
annum
exclusive

Freehold Industrial Investment

- Entirely let to Pan World Brands Ltd until 2021
- Approximately 2,925.88 sq m (31,495 sq ft)

- Site area of 0.546 hectares (1.35 acres) approximately
- Redevelopment potential (subject to consents)
- Six Week Completion

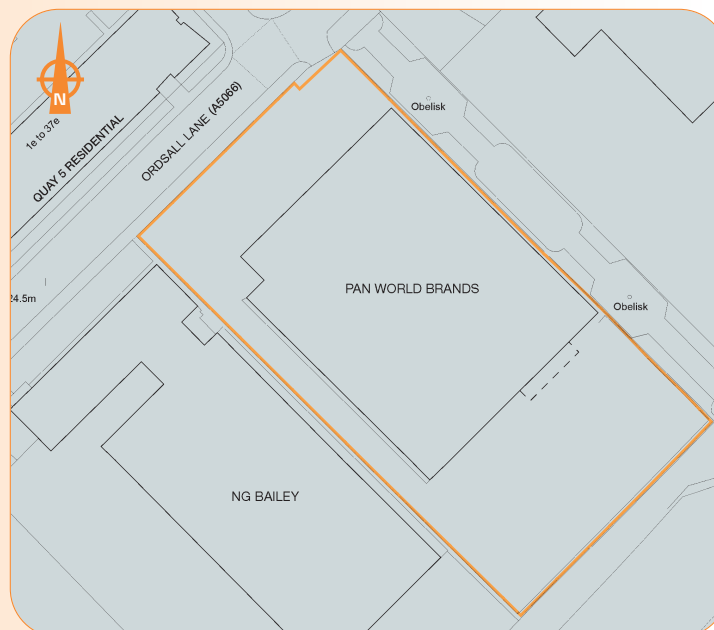
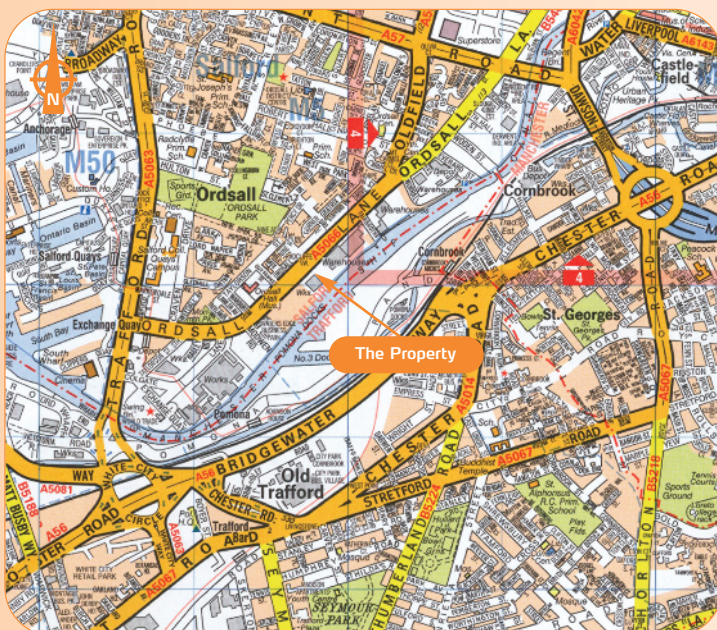


On behalf of
The co-operative estates



lot 40

£126,250 per annum exclusive



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Location

Miles: 2.5 miles south-west of Manchester City Centre
30 miles east of Liverpool
42 miles south-west of Leeds
Roads: A5066, A57, M602 (Junction 3)
Rail: Exchange Quay Metrolink, Manchester United Football Ground Rail, Manchester Oxford Road
Air: Manchester International Airport

Situation

The property is situated within a mixed use area adjacent to Manchester Ship Canal on the eastern side of Ordsall Lane (A5066). The property is less than 2.5 miles south-west of Manchester City Centre, just over a mile from Old Trafford Stadium, Manchester United's football ground and within close proximity of Trafford Park.

Description

The property comprises a two storey office building with a substantial warehouse to the rear including a mezzanine area providing storage accommodation. The property benefits from a secure site including a large loading yard and 4 roller shutter doors to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse/Office	2,507.11 sq m	(26,987 sq ft)	PAN WORLD BRANDS LTD (1)	15 years from 30/01/2006 until 29/01/2021 on a full repairing and insuring lease	£126,250	30/01/2011 and five yearly
First	Office	246.65 sq m	(2,655 sq ft)				
Mezzanine	Storage	172.12 sq m	(1,853 sq ft)				
Totals		2,925.88 sq m	(31,495 sq ft)			£126,250	

(1) Pan World Brands Limited, incorporated in 1989, is a well established and successful importer and distributor of fashion and sports performance apparel, sports equipment as well as workwear apparel and footwear. Pan World currently holds exclusive long term European licences with two of the world's leading heritage brands, Everlast Boxing and Lee Cooper Workwear, and also has its own range of golf apparel and equipment. The company is half owned by Mike Ashley of Newcastle United and Sports Direct. For the year ending 30th April 2012, Pan World Brands Limited reported a net worth of £3,890,755 in their abbreviated report and accounts. (Source: www.panworldbrands.com 12/04/2013)

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