

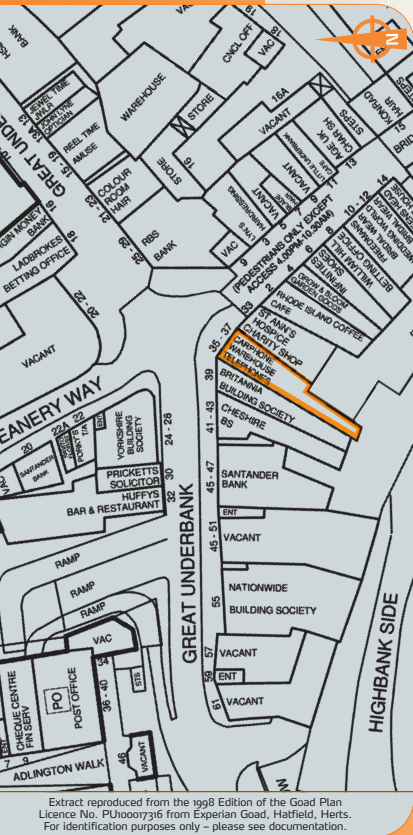
lot 43

35-37 Great Underbank  
Stockport, Greater Manchester SK1 1NE

Rent  
£34,250  
per annum  
exclusive

Freehold Retail Investment

- Let to Carphone Warehouse Ltd (subject to option)
- Approximately 50 metres from the main Merseyway Shopping Centre with occupiers including Primark, Boots, Marks & Spencer and Next
- Six Week Completion



Location

Miles: 6 miles south-east of Manchester City Centre  
47 miles north of Stoke-on-Trent  
47.1 miles south-west of Leeds  
Roads: A6, M60 (Junction 1 or 27)  
Rail: Stockport Rail Station  
Air: Manchester Airport

Situation

The property is situated in a highly prominent position within the central retailing district of the town centre. The main entrance to the major Merseyway Shopping Centre is located 50 metres west of the building. Nearby occupiers include Superdrug, Bhs, WHSmith, Costa Coffee and Topshop.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors and in the basement.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Basement	Ancillary	41.80 sq m	(449 sq ft)	<b>CARPHONE WAREHOUSE LTD (1)</b>	15 years from 29/09/2002 on a full repairing and insuring lease (2)	£34,250	28/09/2017
Ground	Retail	100.96 sq m	(1086 sq ft)				
First	Ancillary	49.90 sq m	(537 sq ft)				
Second	Ancillary	79.3 sq m	(853 sq ft)				
<b>Totals</b>		<b>231.96 sq m</b>	<b>(2,925 sq ft)</b>			<b>£34,250</b>	

- (1) For the year ending 31st March 2012, Carphone Warehouse Ltd reported pre-tax profits of £762,200,000 and a total net worth of £708,000,000 (Source: riskdisk.com 13/06/2013)
- (2) The lease provides for the rent to be increased every 5th year by the greater of the Open Market Rental Value or increased in line with the Retail Price Index (RPI).

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