

lot 48

## 28-30 Princes Street Stockport, Greater Manchester SK1 1SE

Rent  
£125,000 per  
annum  
exclusive

### Freehold Retail Investment

- Two Modern Retail Units
- Town Centre Location on Busy Pedestrianised Retailing Thoroughfare
- Opposite The Merseyway Shopping Centre
- Six Week Completion



On Behalf of  
Joint Fixed  
Charge Receivers





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#### Location

Miles: 5 miles south of Manchester  
24 miles east of Warrington  
38 miles west of Sheffield  
35.5 miles north of Stoke-on-Trent  
Roads: A6, M60 (Junction 27)  
Rail: Stockport Rail  
Air: Manchester Airport (6.2 miles), Liverpool John Lennon Airport (29 miles)

#### Situation

The property is situated on the northern side of Princes Street, a busy pedestrianised retailing thoroughfare within Stockport town centre, at its junction with Hatton Street. The Mersey Way Centre lies directly opposite the property housing retailers such as Marks and Spencer, BHS, Boots Chemist, McDonalds, Next, Top Shop, Costa Coffee and River Island. Other nearby occupiers include William Hill, Yorkshire Bank, Savers and Santander.

#### Description

The property comprises two retail units over ground and first floor.  
30 Princes Street also benefits from basement storage accommodation.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

No	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
30	Ground Basement First	Retail Storage Retail/Ancillary	525.52 sq m 155.90 sq m 554.00 sq m	(5,657 sq ft) (1,678 sq ft) (5,963 sq ft)	<b>PSTORES REALISATIONS LIMITED (1) (t/a Peacocks)</b>	5 years from 28/02/2013 on a full repairing and insuring lease	£125,000	27/02/2016
28	Ground First	Retail Ancillary	183.10 sq m 179.20 sq m	(1,971 sq ft) (1,929 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>			<b>1,597.72 sq m</b>	<b>(17,198 sq ft)</b>			<b>£125,000</b>	

(1) Established in 1884, Peacocks trades from approximately 450 locations throughout the UK. (Source: www.peacocks.co.uk 28/02/2014)  
(2) The lease provides an option to determine on the third anniversary of the term which the tenant has exercised.

#### For further details please contact:

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