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Roads: A34, A537, A538, M6 (Junction 19), M56 (Junction 6) Rail: Alderley Edge Railway Station Manchester Airport

Air:

Alderley Edge is an attractive and highly affluent Cheshire village, located 14 miles south of Manchester City Centre and close to the M6, M56 and Manchester Airport. The property is situated in a prominent corner position at the junction of the busy London Road and George Street. London Road features a number of independent boutique retailers, cafés, restaurants and national retailers including Caffè Nero, Costa Coffee, Barclays and Waitrose.

The property, an attractive period building, comprises a banking hall on part of the ground floor with basement and first floor ancillary accommodation.

Tenancy and accommodation

Tenancy and acc	Junnouacion							
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews	
52 London Road Basement Ground Part First	Ancillary Banking Hall Ancillary	83.52 sq m 168.06 sq m 20.34 sq m	(1,809 sq ft)	NATIONAL WESTMINSTER BANK PLC (1)	Approx 21 years from 13/12/2006 until 11/12/2027	£30,500	11/12/2021 (2) 11/12/2026	
52A & 52B Londor Part Basement, Ground, First & Second	n Road Offices	-	(–)	INDIVIDUAL	150 years from 30/06/2014 until 2164 (3)	£500 (3)	-	
Totals (Bank Only)		271.92 S0 M	(2.027 so ft)			£31.000		

(1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation rate of E43bn and are 81% owned by HM Government. (Source: www.natwest.com & www.rbs.com)

(2) The lease provides for the rent to be reviewed at the next rent review on 1th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.

(3)Let on two leases, each at a fixed rent of £250 per annum.

tails please contact: **David Margolis** Tel: +44 (0)20 7034 4862. Email: david.margolis@acuitus.co.uk Will Moore Tel: +44 (0)20 7034 4858. Email: will.moore@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS Contact: Greg Rigby. Tel: +44 (o)20 7320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details

Virtual Freehold for a term of 994 years from 23rd February 1858 at

Auctioneers prior to the viewing date and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

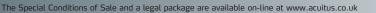
There will be a single **block viewing** for this property. All interested parties must register their details with the

a fixed rent of £13.67 p.a.x

Six Week Completion

VAT is not applicable to this lot.

Fladgate LLP 16 Great Queen Street, London WC2B 5DG. Tel: +44 (o)20 3036 7000. Email: rkaufman@fladgate.com Ref: Richard Kaufman.



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ROAD

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