

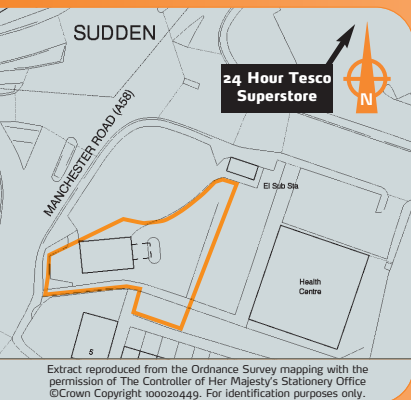
lot 42

**Johnson Cleaners, Manchester Road (A58)
Rochdale, Lancashire OL11 3EN**

Rent
£29,742.04
per annum
exclusive (3)

Standalone Retail Investment

- Entirely let to Johnson Cleaners UK Limited
- Prominent corner site fronting Manchester Road (A58)
- Situated opposite 24 hour Tesco Superstore
- The property benefits from on-site parking



Location

Miles: 12 miles north of Manchester
34 miles south-west of Leeds
Roads: A58, A664, A627 (M), M62
Rail: Rochdale Rail, Castleton Rail
Air: Manchester Airport

Situation

The property is situated to the south-west of Rochdale town centre on the southern side of Manchester Road (A58) close to its junction with Edinburgh Way (A664). The property lies directly opposite the 24 hour Rochdale Tesco Superstore.

Description

The property comprises a standalone unit benefitting from on-site car parking.

Tenure

Virtual Freehold. Held from The Rochdale Borough Council for a term of 999 years from 11 June 1996.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	86 sq m (926 sq ft)	JOHNSON CLEANERS UK LIMITED (1)	15 years from 24/06/2006 on a full repairing and insuring lease (2)	£29,742.04	24/06/2016 (3)
Totals		86 sq m (926 sq ft)			£29,742.04	

- (1) Johnsons Dry Cleaners are the UK's leading provider of dry cleaning services for clothing and other items with a network of conveniently located stores nationwide. Johnsons Dry Cleaners are part of Johnson Service Group which has been in business for over 200 years. (Source: www.johnsoncleaners.com 12/01/2016)
- (2) The seller is holding a rental deposit. Please refer to the legal pack.
- (3) The lease provides a fixed rental decrease to £27,350 p.a. at the 2016 rent review.

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See: **www.acuitus.co.uk** for further details

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