

lot 55

6/8 Church Road
Gatley, Cheadle, Cheshire, SK8 4NQ

Rent
£16,060.72
per annum
exclusive

Freehold Retail and Office Investment

- Two retail units with office accommodation above
- Entirely let to Johnson Cleaners UK Limited
- Nearby occupiers include Barclays Bank, Ladbrokes, Co-operative and Bargain Booze



Location

Miles: 7 miles south of Manchester
16 miles east of Warrington
Roads: A34, M56, M60
Rail: Gatley Rail (18 mins to Manchester Piccadilly)
Air: Manchester International Airport

Situation

Gatley is a village located some 7 miles south of Manchester with good communications being just off the M56 and M60 motorways and within 18 minutes of Manchester Piccadilly on the train. The property is located on Church Road, the main retailing thoroughfare, with nearby occupiers including Barclays Bank, Ladbrokes, Co-operative and Bargain Booze.

Description

The property comprises two ground floor retail units with first floor office accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
6	Ground	Retail	54.80 sq m (590 sq ft)	JOHNSON CLEANERS UK LIMITED (1) (2)	15 years from 24/06/2006 on a full repairing and insuring lease (3) (4)	£16,060.72	23/06/2021
8	Ground First	Retail Office	15.30 sq m (165 sq ft) 61.50 sq m (662 sq ft)				
Totals			131.60 sq m (1,4717 sq ft)			£16,060.72	

- (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 tenant has sublet part of the property.
- (3) The lease provides a tenant option to determine on 24/06/2018 and annually thereafter.
- (4) The seller is holding a rental deposit. Please refer to the legal pack.

For further details please contact:

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