

Unit 2A & Unit 2B Quays Campus Trafford Road, Salford M5 3AW

lot 81

Hot Food Takeaway Investment

- Unit 2A let until May 2033 and Unit B let until April 2040 (subject to option)
- Prominent corner position fronting Trafford Road (A5063)
- Nearby occupiers include Subway, Shell Petrol Station and Nisa Convenience Store
- On-site car parking

Rent
£43,500
per annum
exclusive (4)



Location

Miles: 2 miles west of Manchester
10 miles south-east of Bolton
33 miles east of Liverpool

Roads: A56, A57(M), M602 (Junction 3)

Rail: Exchange Quay (Manchester Metrolink), Deansgate Rail
Air: Manchester International Airport

Situation

The property forms part of Quays Campus Retail Development in Salford Quays, 2 miles from Manchester City Centre. The property occupies a prominent corner location on Trafford Road (A5063), at its junction with Ordsall Lane (A5066), in a predominantly mixed use area. The property lies opposite a new residential development and is a short distance from The Ramada and Etap Hotels, as well as a number of office developments. Nearby occupiers include Subway, Shell Petrol Station and Nisa Convenience Store.

Description

The property comprises two ground floor retail units which form part of a retail parade. The properties benefit from on-site car parking spaces at the rear for six cars.

Tenure

Long Leasehold held from Salford College for a term of 150 years from 20th March 2003 at a peppercorn rent.

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.	Reviews
2A	Ground	Hot Food Takeaway (A1 & A5)	105.91 sq m (1,140 sq ft)	INDIVIDUALS (t/a Aadams Authentic Grill and Kebab) (1)	20 years from 22/05/2013 until 21/05/2033 on a full repairing and insuring lease (2)	£23,500	21/05/2018 21/05/2023 21/05/2028
2B	Ground	Hot Food Takeaway (A1 & A5)	85.47 sq m (920 sq ft)		25 years from 10/04/2015 until 09/04/2040 on a full repairing and insuring lease (3)	£20,000 (4)	10/04/2020 and five yearly
Totals			191.38 sq m (2,060 sq ft)			£43,500	

- (1) Unit 2A is trading as Aadams Authentic Grill and Kebab. Aadams Authentic Grill & Kebab is renowned throughout the Salford Quays area for its divine style and presentation of traditional Grill and Kebab cuisine (Source: aadamsgrillandkebab.co.uk 17/02/2016).
 (2) The lease provides a tenant's option to determine on 22/05/2018.
 (3) The lease provides a tenant's option to determine on 10/04/2020.
 (4) For the purpose of clarification, the lease of unit 2B provides a rent free period due to expire on 10th October 2016. The seller has agreed to adjust the completion monies so that the unit will effectively produce £20,000 p.a.x. from completion of the sale.

For further details please contact:

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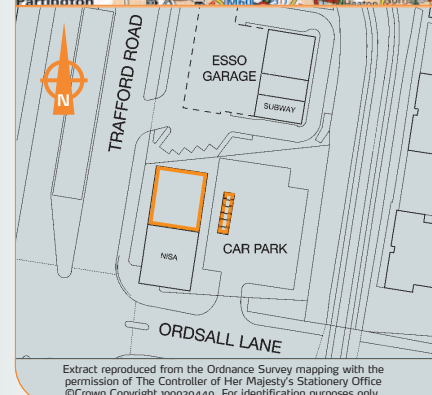
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Buyer's Legal Report Service

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