

lot 101

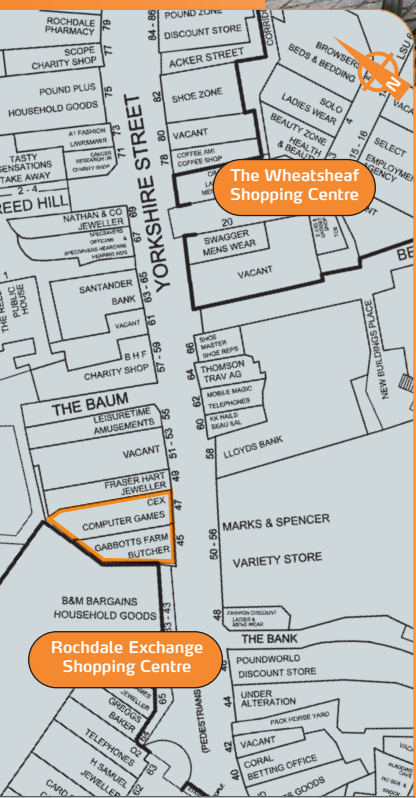
45/47 Yorkshire Street
Rochdale, Greater Manchester OL16 1BT

Rent
£92,500 per
annum
exclusive

Freehold Retail Investment

- Two Retail units let until 2023
t/a CEX and Crawshaws Farm Butcher
- New leases from 2013

- Pedestrianised town centre location
adjacent to the Rochdale Exchange
Shopping Centre
- Opposite Marks & Spencer



Location

Miles: 14 miles north of Manchester
35 miles south-west of Leeds
70 miles north-west of Sheffield
Roads: A627, M66, M60, M62 (Junction 20)
Rail: Rochdale
Air: Manchester Airport

Situation

The property is prominently situated on the western side of Yorkshire Street, Rochdale's prime pedestrianised retail thoroughfare. Marks & Spencer is directly opposite with the Rochdale Shopping Centre immediately adjacent housing occupiers including Greggs, WH Smith, Superdrug, O2 and River Island.

Description

The property comprises two retail units with 45 Yorkshire Street being over ground and first floors and 47 Yorkshire Street over ground and basement floors.

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.	Review/ (Reversion)
45	Ground First	Retail/Ancillary Ancillary	134.60 sq m 166.34 sq m	(1,449 sq ft) (1,790 sq ft)	CRAWSHAW GROUP PLC (t/a Crawshaws Butchers) (1)	10 years from 21/02/2013 (2)	£55,000	21/02/2018 (21/02/2023)
47	Ground Basement	Retail/Ancillary Ancillary	82.10 sq m 132.00 sq m	(884 sq ft) (1,420 sq ft)	CEX (FRANCHISING) LIMITED (3) (t/a CEX)	10 years from 23/09/2013 (4)	£37,500	23/09/2018 (22/09/2023)
Totals			515.04 sq m	(5,543 sq ft)			£92,500	

- (1) Launched in Yorkshire in 1954, Crawshaws are the UK's leading Fresh Meat & Food to Go retailer, with over 40 stores across the Midlands and North of England. Crawshaw Group plc (CRAW) is listed on the London Stock Exchange on AIM. (www.crawshawsbutchers.com 14/09/2016)
- (2) The lease provides an option to determine on 20th February 2018.
- (3) For the year ending 30th June 2015, CEX (Franchising) Limited reported a turnover of £19,566,107, pre-tax profits of £1,904,998 and a total net worth of £6,339,841. (Source: Experian Group 14/09/2016) CEX was founded in 1992 and now has 115 stores worldwide. (Source: uk.webuy.com 14/09/2016)
- (4) The lease provides an option to determine on 22nd September 2018.

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Buyer's Legal Report Service

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

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