

Co-Operative Food Store, 72-78 Sutherland Road Heywood, Greater Manchester OL10 3PN

lot 34

Freehold Retail Investment

- Majority let to Co-Operative Group (CWS) Ltd on a 10 year lease
- Situated in a prominent corner position in a residential area
- Approximately 374.16 sq m (4,022 sq ft) with asset management opportunities
- Includes retail unit available to let

Rent
£29,400
per annum
exclusive



On behalf of a plc

Location

Miles: 5 miles south-west of Rochdale
11 miles north of Manchester

Roads: M62, M66

Rail: Bury Bolton Street Railway Station

Air: Manchester Airport

Situation

The property is prominently situated on the western side of Sutherland Road, at its junction with Argyle Street, some 1.7 miles from Heywood town centre. The property benefits from being situated in a densely populated residential area opposite the Heywood Community High School.

Description

The property comprises TWO GROUND FLOOR RETAIL UNITS, one of which, an A5 retail unit, is offered with full vacant possession.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	280.28 sq m (3,017 sq ft)	CO-OPERATIVE GROUP (CWS) LIMITED (1)	10 years from 07/02/2005 on a full repairing and insuring lease	£29,400	06/02/2015
Ground	Retail	93.36 sq m (1,005 sq ft)	VACANT			
Totals		374.64 sq m (4,022 sq ft)			£29,400	

(1) Co-Operative Group (CWS) Ltd is now known as Co-Operative Group Limited. Please note, Co-Operative Group Ltd (Company No. IP00525R) are currently paying the rent. For the year 2009, The Co-Operative Group reported a profit for the year of £160,000,000 and total net assets of £4,523,000,000. (Source: The Co-Operative Group Annual Review 2009)

For further details please contact:

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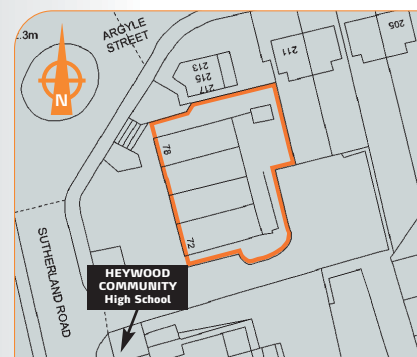
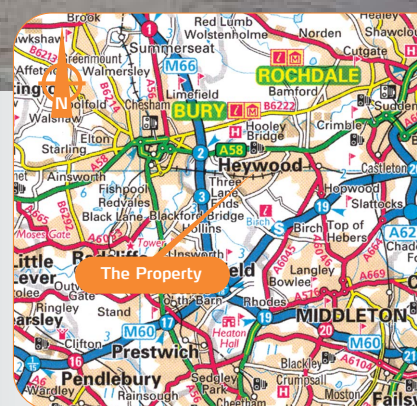
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