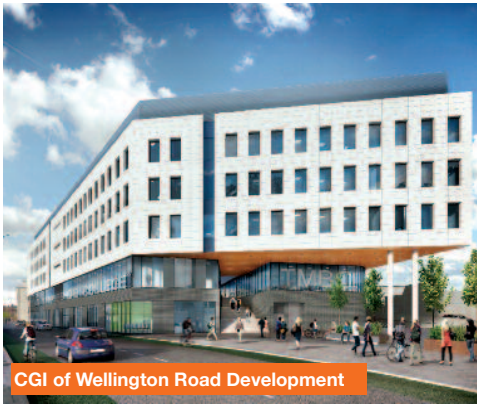


Lot 32

£40,000 per annum exclusive

The Engine Room Public House, 46 Wellington Road, Ashton-under-Lyne, Greater Manchester OL6 6DQ

Substantial Town Centre Public House Investment



CGI of Wellington Road Development



Key Details

- Let to Midland Inns Ltd until 2030 (no breaks)
- Approximately 7,783 sq ft - Rent £5.14 psf
- December 2016 Rent Review Outstanding
- Prominently situated opposite the new £76 million Tameside Council development project
- Adjacent to the new £10 million Clarendon Sixth Form College Campus
- Nearby occupiers include JD Wetherspoon, WH Smith, Argos, Superdrug, Next, Poundland, Costa and EE

Location

Miles: 6 miles east of Manchester City Centre
Roads: A6043, A6140, A635, A627, M60 (Junction 23)
Rail: Ashton-under-Lyne Railway Station (Approx 12 mins to Manchester Victoria Station)
Air: Manchester Airport

Situation

Ashton-under-Lyne is a busy market and industrial town located some 6 miles east of Manchester City Centre. The property is situated on Wellington Road, the town's principal leisure destination and is diagonally opposite a £76m regeneration project to create a landmark council/education building and major public transport interchange. The development will improve links between the Arcades Shopping Centre, Market Place and public transport interchange. The scheme is expected to boost the local economy by bringing 3,000 students and 300 staff into the town centre. Construction is underway and is due to complete in September 2017. Please refer to Tameside Planning Portal & Planning Application Number 15/00559/R3D.

Description

The public house comprises part of a three storey building benefiting from a substantial frontage to Wellington Road. The ground floor trading area features an extensive serving bar, seating areas, customer WCs, catering kitchen and beer store. The first floor comprises ancillary and storage accommodation, while the second floor comprises a manager's flat with three rooms, bathroom and kitchen. The property benefits from a secondary customer entrance from Camp Street opposite Clarendon Sixth Form College.

Tenure

Share of Freehold and Virtual Freehold. Virtual Freehold held for a term of 999 years from 31st May 1983 at a fixed rent of £10 per annum. Please refer to the legal pack for further information.

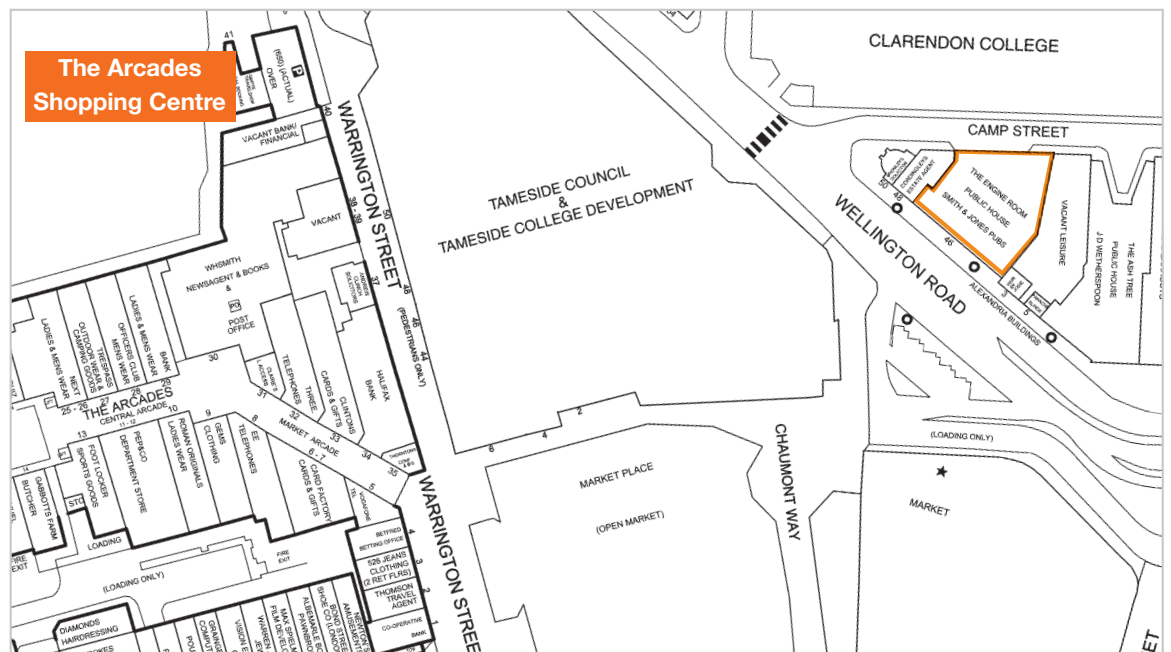
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House/Ancillary	540.00 sq m (5,813 sq ft)	MIDLAND INNS LTD WITH	25 years from 29/07/2005 until 28/07/2030 on a full repairing and insuring lease	£40,000	23/12/2016 & 5 yearly thereafter
First	Ancillary/Storage	114.00 sq m (1,227 sq ft)	PERSONAL			
Second	Residential	69.00 sq m (743 sq ft)	GUARANTEE			
Total		723.00 sq m (7,783 sq ft)			£40,000	

N.B. The seller holds a £20,000 rent deposit.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Jo Seth-Smith
 +44 (0)20 7034 4854
 jo.seth-smith@acuitus.co.uk

Acuitus
Will Moore
 +44 (0)20 7034 4858
 will.moore@acuitus.co.uk

Fleurets
Simon Hall
 +44 (0)113 234 0304
 simon.hall@fleurets.com

Seller's Solicitors: Shepherd & Wedderburn LLP
Lauren McLeod
 +44 (0)20 7429 4959
 lauren.mcleod@shepwedd.com