

8 & 8a Little Underbank, Stockport, Greater Manchester SK1 1JT

Freehold Retail and Residential Investment

Lot 74

£21,640 per annum
exclusive



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review (Reversion) |
|------------------|-------------|----------------------------|---|--|-------------|----------------------------|
| Ground | Retail | 81.34 sq m (876 sq ft) | WILLIAM HILL ORGANIZATION LIMITED t/a William Hill (1) | 10 years from 29/01/2017 (2) | £14,500 (3) | 29/01/2022 (28/01/2027) |
| Basement | Ancillary | 61.1 sq m (657 sq ft) | | | | |
| First & Second | Residential | 1 x two bedroom maisonette | INDIVIDUALS | Assured Shorthold Tenancy for 12 months from 18/09/2017 | £7,140 | (17/09/2018) |
| Total Commercial | | 142.44 sq m (1,533 sq ft) | | | £21,640 | |

(1) William Hill were incorporated in 1933 and are the UK's largest land based bookmaker with 2,342 licensed betting shops in the UK with 28% of the market share in 2017 (by number of shops) and employ 16,000 people globally. For the year ending 27th December 2016, William Hill Organization Limited reported a turnover of £879,000,000, pre-tax profits of £223,500,000 and a total net worth of negative -£710,000,000 (Source: Experian Group 06/06/2018).

(2) The lease provides for a tenant option to determine on 28/01/2022.

(3) William Hill have traded from the property for at least 10 years. The rent has been rebased from £19,500 p.a.x.

Key Details

• Let to William Hill Organization Ltd until 2027
(subject to option)

• Rebased Rent

• Includes a two bedroom maisonette

• Town centre location

• Nearby occupiers include Topman, WH Smith, Superdrug, River Island, HMV, H Samuel, Waterstones and EE

Location

Miles: 6 miles south-east of Manchester city centre
47 miles north of Stoke-on-Trent
47.1 miles south-west of Leeds

Roads: A6, M60 (Junction 1 or 27)

Rail: Stockport Rail Station

Air: Manchester Airport

Situation

The property is located on the south side of Little Underbank within the town centre, 85 metres from the entrance to the Merseyway Shopping Centre containing occupiers such as Topman, WH Smith, Superdrug, River Island, HMV, H Samuel, Waterstones and EE.

Description

The property comprises ground floor retail accommodation and basement ancillary accommodation with a two bedroom maisonette on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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