

LONG LEASEHOLD FOR SALE

B P C

RETAIL PROPERTY SPECIALISTS

SALFORD - BEVENDON SQUARE, HIGHER BROUGHTON



LOCATION/DESCRIPTION

The premises are situated close to the junction of the A56 (Cheetham Hill Road) and just off Great Cheetham Street East.

The premises form part of a retail development which comprises of a Netto Foodstore, Health Centre and numerous local shops including Martains Newsagents, Ladbrokes and chemists.

The premises also benefit from on site carparking and dedicated servicing facilities.

ACCOMMODATION

The subject premises have the following approximate areas/dimensions:

Ground Floor 8,318 sqft

Whilst we believe the above measurements are correct, interested parties are advised to verify these areas themselves.

LEASE TERMS/TENURE

The premises are held by way of a 99 year lease from 7th December 1982 at a rental of £2,950 per annum with 5 yearly reviews.

PREMIUM

Premium offers in excess of £650,000 are invited for the long leasehold interest.

RATING ASSESSMENT

We have been advised by the Local Rating Authority that the premises have a rateable value of £28,250 making the rates payable for 2008/2009 £12,453.

We would advise interested parties to verify this information themselves.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the preparation of the documentation of this transaction.

VIEWING

Strictly by appointment with Ashley Prescott on 0151 227 2199 ashley@burnsproperty.co.uk

SUBJECT TO CONTRACT

MISDESCRIPTONS ACT 1967: BURNS PROPERTY CONSULTANTS for themselves and for vendors or lessors of this property whos agents they are, give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) None of the statements contained in these particulars as to this property are to be relied on as a statement or representation of fact. (3) Any interested purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (4) The vendor or lessors do not make or give and neither Burns Property Consultants nor any person in their employment has the authority to make or to give any representation or warranty whatsoever in relation to this property.

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