

Stockport - 55 Castle Street, Cheshire SK3 9AT
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Shop Investment



Investment Consideration:

- Purchase Price: OIEO £125,000
- Gross Initial Yield: 6.40%
- Rental Income: £8,000 p.a.
- VAT is applicable to this property
- Comprises a ground floor shop with ancillary accommodation at first floor level
- Tenant has been in occupation since 1966
- Located in the heart of Edgeley Town Centre
- Short walk from Stockport Railway Station
- Occupiers nearby include Boots PLC, Co-op and Martins



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 55 (Ground/First Floor)	Ground Floor: Food-to-go shop 55.90 sq m (600 sq ft) First Floor: Ancillary and staff accommodation 41 sq m (441 sq ft)	Greggs PLC	5 Years from 2 January 2019	£8,000	Note 1: FRI Note 2: Reversion 01.01.24
Total				£8,000	

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Property Description:

The property is arranged on ground and first floor to provide a ground floor food-to-go shop with internal access to ancillary and staff accommodation on the first floor.

The property provides the following accommodation and dimensions:

Ground Floor: 55.90 sq m (601 sq ft) First Floor: 41 sq m (441 sq ft)

Gross frontage 15'9"

Internal width 13'4"

Shop & build depth 45'1"

Tenancy:

The property is at present let to Greggs PLC for a term of 5 years from 2nd January 2019 at a current rent of £8,000 per annum and the lease contains full repairing and insuring covenants. The tenants have been in occupation since 1966.

Location:

The property is located in the heart of Edgeley town centre, a short walk from Stockport Railway Station. Edgeley is a busy suburb of Stockport, located 6 miles south west of Manchester and can be reached via the M60 (Junction 1), just half a mile to the north. Occupiers nearby include Boots Plc, Co-op and Martins.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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