

**SIGNIFICANT
INCENTIVES
AVAILABLE**

On the Instructions of



ECCLES M30 ODF 32 - 36 Church Street



Accommodation

The premises comprise the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	764.12	8,225
First Floor	760.13	8,182
Second Floor	116.87	1,258
Total Accommodation	1,641.12	17,665

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Lease

The premises are held by way of a 25 year full repairing and insuring lease expiring 23 October 2013 at a passing rental of £55,500 per annum exclusive.

Annual building insurance is currently in the region of £6,500.

Terms

Our clients are seeking to dispose of their leasehold interest either by way of assignment or new sub-lease. Details upon application.

Incentives

Our clients are prepared to offer significant incentives subject to covenant status. Further information available on request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

Contact: **Greg Wilson** **David Nuttall**
Rapleys LLP **Nolan Redshaw**
0161 817 6247 **0161 763 0828**
gpw@rapleys.co.uk **david@nolanredshaw.co.uk**

For further opportunities please visit
www.rapleysmorrisons.co.uk

Location

The premises are situated on pedestrianised Church Street with multiples including **Wilkinson**, **Shoe Zone**, **Bon Marche**, **Home Bargains** and **Greggs** amongst others situated within the nearby Mall Shopping Centre.

The town centre is anchored by a **Morrisons** food store with large surface car park and petrol filling station.

Description

The property comprises fitted premises arranged over ground, first and second floors with the benefit of rear service yard and twin goods lifts.

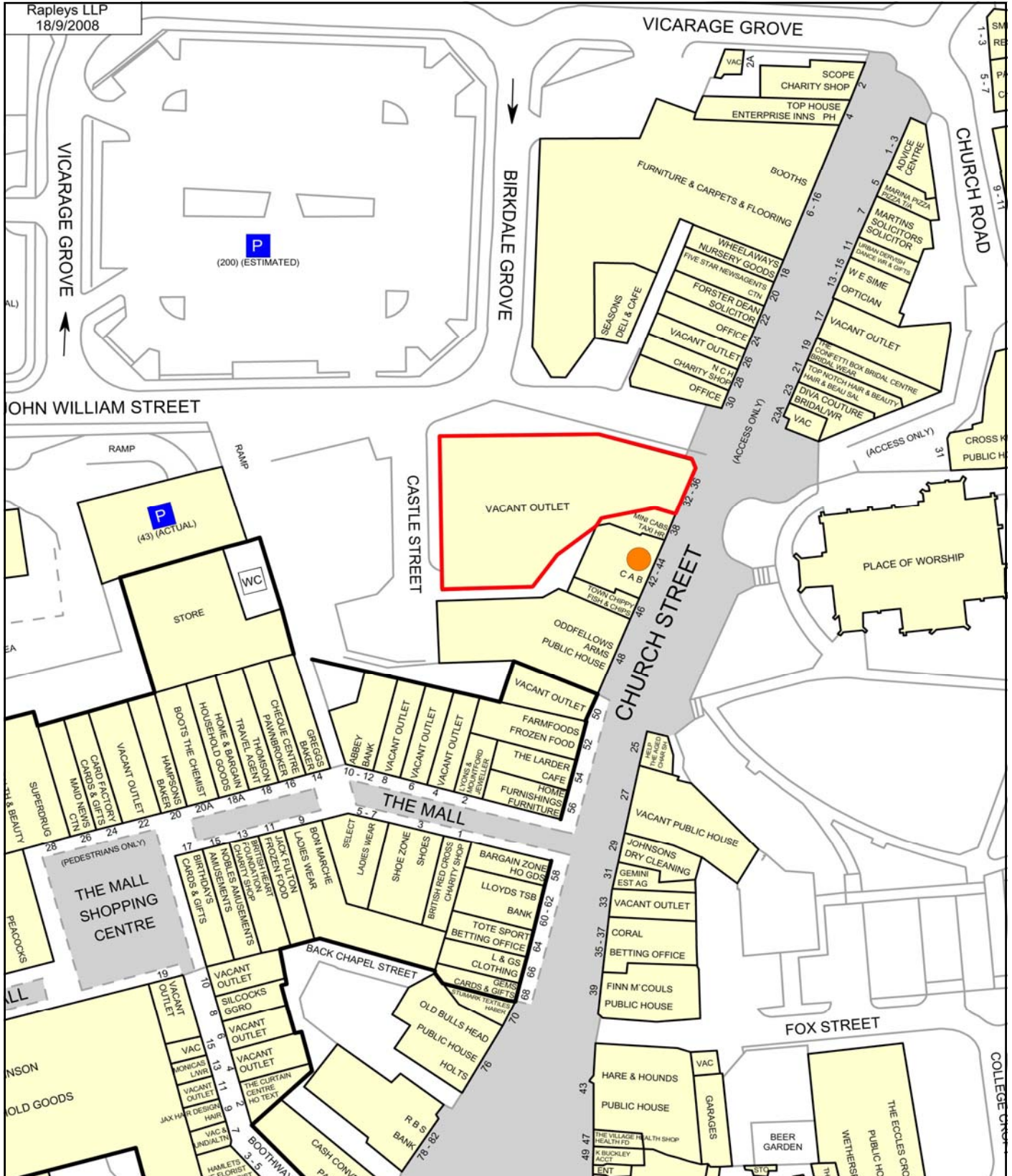
Planning

The property benefits from Class A1 planning permission.

Rating

We are verbally advised the 2010 Rateable Value for the premises is £55,500, the UBR for 2010/2011 being 41.4p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.



© Crown copyright and Experian copyright. All rights reserved. License number PU 100017316

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. SEPTEMBER08/180111