

84-86 Church Street, Eccles,  
Manchester M30 0DA

# for sale

Investment opportunity in town centre location



## Offers in region of £395,000

- Detached two storey building in prime Eccles town centre position
- Currently let, in its entirety to Cash Converters (Yorkshire) Ltd (first floor sub-let to Pool & Snooker Club)
- Passing rent £31,000 p.a.x.

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10 Beecham Court, Wigan. WN3 6PR

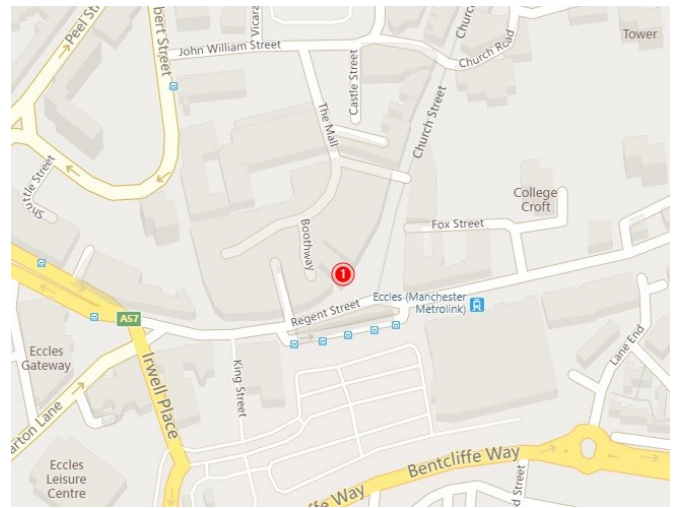
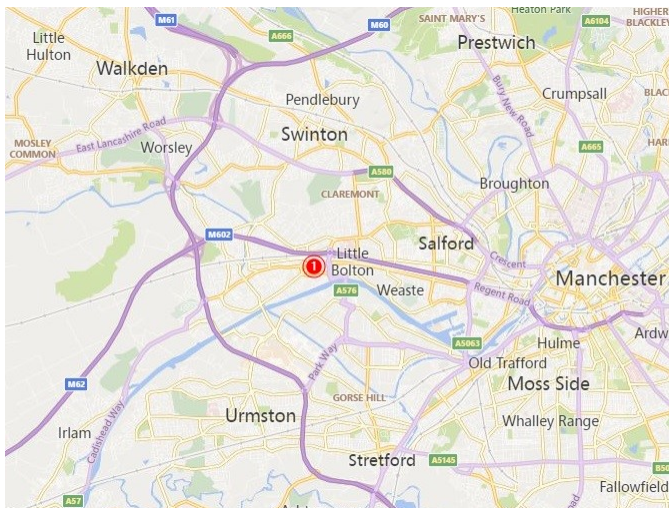
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## Location

The subject fronts onto Church Street, in a prime position within the defined town centre of Eccles.

The subject sits directly adjacent to the entrance to Eccles Shopping Centre and also faces onto a pedestrianised square and to the main Metrolink station for the town.

## Description

The property is quite striking in its appearance, being detached and with features dating back to the time when it was formerly a dance hall. The property now provides for ground floor retail accommodation and stores with fully glazed retail frontage and return with a pedestrian entrance centrally located within the main glazed frontage. There is accommodation at first floor which is separately accessed via a door leading to hall and stairwell within the side elevation to the property. At 1st floor the accommodation is provided for the use as a bar and snooker hall having been sub-let from the head lessee.

## Services

We understand all main services are connected to the premises to include mains water, drainage and electric.

## Accommodation

We estimate the accommodation to extend to the following:

	SQM	SQFT
Ground Floor (Zone A)	232.90 (106.60)	2,507 (1,147)
GF Storage	7.50	81
First Floor Hall	146.30	1,575
First Floor Lounge	56.00	603
First Floor Stores	6.10	66

## Tenancies

The property is occupied by way of a lease dated 04.10.13 to the named tenant Cash Converters (UK) Ltd. An assignment of the lease took place in 2017 to Cash Converters Yorkshire Ltd. The lease is for a term of 10 years expiring 23.06.23 with a passing rent of £31,000 p.a.

The 1st floor has been sub-let with landlords consent to a Pool & Snooker Club. Further details upon request.

## Price

Offers in region of £395,000

## Tenure

We understand the premises are held freehold under title number GM529456

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is applicable on this transaction however it is intended that the property transaction is completed by way of a transfer of going concern.

## EPC

The property has two valid EPCs in place with ratings of C-72 and C-66. Copies of the EPCs are available upon request.

## Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

August 2022 Ref: AG0647

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