



WRIGHTSTOCK HOUSE, WORSLEY, GT MANCHESTER

- Two sets of marketing particulars of this former distribution warehouse, first when sold in November 2011 to local investment/development company for £840,000 with 10 months remaining of the lease to the 'C' Store retailer who had advised they would not be renewing
- Purchaser had negotiated 'back-to-back' surrender with the tenant agreeing to pay some £400,000 comprised thus:
 - Rent/Rates - £150k
 - Dilapidations - £250k
- Purchaser then spent about £100,000 on relevant/most appropriate works
- B.S for previous Landlord had served Terminal Schedule at £625k, with former Tenant's B.S assessing £300-£350k
- Refurbished property then sold for £870,000 with vacant possession (second set of Particulars)
- Gross mark up for first purchaser of about £330k, predominantly created by capitalising the common misconception that 'costs' and 'value' approximately equate