

**OUTSIDE TO THE FRONT**

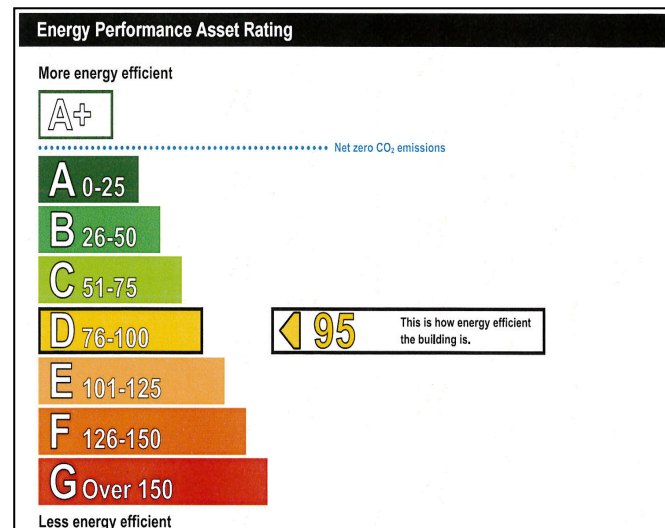
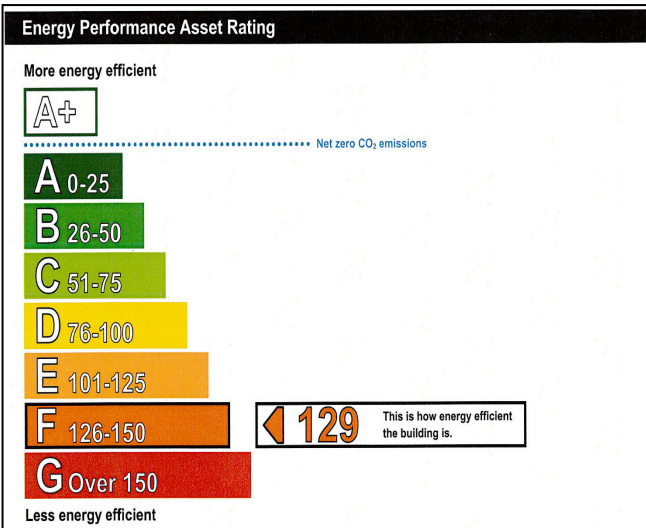
To the front of the property there is hard standing providing parking for approximately 6/7 cars.

**RATEABLE VALUE/ RATES PAYABLE**

(Vendor pls confirm)

**VIEWING**

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555



Alchemy House, Light of Hope Building

Alchemy House, 3-7 Hampden Road

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**ALCHEMY HOUSE,  
3-7 HAMPDEN ROAD SALE,  
CHESHIRE M33 7UB  
FOR SALE - £735,000**



**INVESTMENT OPPORTUNITY**  
**TWO STOREY BUILDING LET TO "THE HOPE CENTRE"**  
**AT £33,500 P.A. 209 SQ.M (2251 SQ.FT.) AND TWO STOREY SELF**  
**CONTAINED MIXED B1 & D1 BUILDING LET TO**  
**"CLEAR PRESENTATIONS (DIDSBURY) LTD" AT £21,500 P.A. 167 SQ.M.**  
**(1800 SQ.FT.)**  
**PROVIDING A TOTAL INCOME OF £55,000 P.A.**



## DESCRIPTION – TWO STOREY BUILDING D1 & D2 USAGE

The property comprises of a two storey brick building under slate roof offering a mixture of D1 and D2 use classes. The accommodation is set over two floors, with the ground floor comprising of a reception hallway, office, therapy room, recreation hall, kitchen and disabled WC, with under stairs storage, first floor providing 3 further therapy rooms, male & female WC's and storage.

### LEASE TERMS

Let to Light of Hope CIC on a renewed 10 year lease from October 2019 with 5 year break clause and rent review with rent payable of £33,500 p.a.

### ENTRANCE

Entrance door with the benefit of intercom system leading through to

### RECEPTION/ HALLWAY

With perimeter central heating radiators, LED down lighters, uPVC double glazed window overlooking the front of the building and door leading through to

### RECEPTION/ OFFICE 1 (5m x 5m)

With perimeter central heating radiators, power points, network points, LED down lighters, uPVC double glazed window overlooking the front of the building and door leading through to

### TREATMENT ROOM (5m x 2.6m)

### RECREATION HALL (10.1m x 7.3m)

### KITCHEN

Comprising of a stainless steel sink unit set into run of marble effect worktop with range of base and drawer units below with matching wall units above. Part tiled walls. Ceiling lights. Numerous power points. Central heating radiator. uPVC double glazed window overlooking the front of the building.

### DISABLED WC

### UNDER STAIRS STORAGE

### FIRST FLOOR ACCOMMODATION

Stairs from ground floor hallway leading to first floor landing area with two storage cupboards range of LED lighting, windows overlooking the front of the building, Velux roof lights, central heating radiators, power points, intercom and doors leading through to

### TREATMENT ROOM (5m x 3.2m)

### TREATMENT ROOM (4.4m x 4m)

### TREATMENT ROOM (4.2m x 2.5m)

All the above treatment rooms have LED lighting, central heating radiators, power points and sink units.

### MALE WC

### FEMALE WC

**OUTSIDE TO THE FRONT** - To the front of the property there is hard standing providing parking for approximately 6/7 cars.

## DESCRIPTION – TWO STOREY B1 & D1 USAGE

Two storey mixed B1 & D1 (office and consulting) self contained building offering 167 sq.m (1800 sq.ft.)

### LEASE TERMS

Two storey mixed B1 & D1 (office and consulting) building recently let on 31<sup>st</sup> January on a 6 year lease with a tenant break clause at the end of year 3, 3 year rent review, with personal guarantees, contracted outside the landlord and tenant act 1954 to "Clear Presentations (Didsbury)Limited" paying a rent of £21,500 p.a.

### RECEPTION (3.8m x 3.3m)

### ENTRANCE

Double opening hardwood glazed entrance door with the benefit of external intercom system leading through to

### RECEPTION (3.8m x 3.3m)

With range of ceiling down lighters. Wall mounted central heating radiator. Wall mounted fire alarm control panel. Burglar alarm control panel. Staircase leading to first floor accommodation. Door leading through to

### DISABLED WC

Further door leading through to

### ROOM 1 (4.7m x 5.3m)

With range of fluorescent strip ceiling lights. Numerous perimeter power points. Telephone point. Obscure uPVC double glazed window overlooking the side of the property. Network point. Central heating radiator. Wall mounted intercom answering phone and doors providing access to

### ROOM 2 (2.9m x 2.4m)

With range of fluorescent strip ceiling lights. uPVC obscure double glazed window overlooking the side of the property. Central heating radiator. Numerous perimeter power points. Network point.

### ROOM 3 (2.4m x 2.3m)

With range of fluorescent strip ceiling lights. Central heating radiator. Numerous perimeter power points. Network point. Return staircase from ground floor reception area leading to first floor reception area measuring **3.5m x 3.3m (maximum)**. With range of Velux roof lights. uPVC double glazed window overlooking the front of the property. Central heating radiator. Power points. Range of halogen down lighters with doors providing access to

### KITCHEN

Comprising of a stainless steel sink unit set into run of marble effect worktop with range of light oak fronted base and drawer units below with matching wall units above. Part tiled walls. Ceiling lights. Wall mounted combination boiler. Power points.

### WC

### ROOM 4 (7.2m x 5.3m)

With feature truss and beams. Range of Velux roof lights. uPVC double glazed window overlooking the side of the property. Numerous perimeter central heating radiators. Power points and network points. Wall mounted intercom answering phone

### ROOM 5 (7.3m x 6.7m)

With feature truss and beams. Range of Velux roof lights. Range of uPVC double glazed windows overlooking the front of the property. Numerous perimeter power points. Telephone points. Network points. Wall mounted intercom answering phone and door providing access to

### ROOM 6 (7.3m x 3.4m)

