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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

**4 MOSS LANE
ALTRINCHAM, CHESHIRE WA14 1BA**

FOR SALE – £1,350,000



INVESTMENT OPPORTUNITY

DETACHED THREE STOREY BUILDING IN CENTRAL ALTRINCHAM. COMPRISING OF SIX LONG ESTABLISHED TENANTS PRODUCING £92,760 P.A. RISING TO APPROXIMATELY £96,000 P.A. AT THE END OF 2022 REPRESENTING A YIELD OF 7%.

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

DESCRIPTION

We are instructed to offer to the market this excellent investment opportunity. The building provides accommodation over 3 floors extending to over 670 sq.m (7,216 sq.ft.) divided between six long established tenants including Cancer Research, Tre Ciccio Restaurant, and Altrincham Barbers on the ground floor. The first floor is occupied by a sub bed shop along with Lynda Cardwell Dance School and Altrincham Music School occupies the second floor.

The current rental income is £92,760 p.a. with an upward only rent review due on the restaurant at the end of 2022 based on the average rate of inflation over the preceding 5 years compounded annually estimating the increase based on the Bank of England inflation rates to approximately £28,000 p.a.

4 MOSS LANE – (132 SQ.M./1422 SQ.FT.)

Retail unit - Let to Cancer Research UK who are holding over on a 25 year lease from 5th August 1996 with a current rent payable of £24,000 P.A.

Cancer Research UK have agreed a new 5 year lease with a rent payable of £24,000 p.a. which is due to be completed.

4A MOSS LANE – (208 SQ.M./2240 SQ.FT.)

(Acorn 22) Tre Ciccio Restaurant - Let on a 25 year lease from 27th May 2020 with a current rent payable of £24,400 P.A.

An upward only rent review is due on the 29th September 2022 based on the average rate of inflation over the preceding 5 years compounded annually. Estimated increase to £28,000 p.a.

4B MOSS LANE – (21 SQ.M./226 SQ.FT.)

Retail unit - Let to Mr B Willis, Long established Barbers Shop on a 9 year lease from 25th December 2015 with a current rent payable of £9,680 P.A.

4C MOSS LANE – (69 SQ.M./ 743 SQ.FT.)

Retail unit - Let to Ms I Hafizove trading as a sunbed shop on a 6 year lease from 25th December 2017 with a current rent payable of £10,500 P.A.

4D MOSS LANE – (104 SQ.M./1120 SQ.FT.)

Altrincham Music School - Let on a 9 year lease from 25th June 2020 with a current rent payable of £9,680 P.A.

4E MOSS LANE – (135 SQ.M./1454 SQ.FT.)

Lynda Cardwell Dance School - Let on a new 9 year lease from 25th June 2022 with a current rent payable of £14,500 P.A.

RATEABLE VALUES:

4 Moss Lane - £16,000 P.A.

4A Moss Lane - £22,750 P.A.

4B Moss Lane - £4,600 P.A.

4C Moss Lane - £9,200 P.A.

4D Moss Lane - £9,900 P.A.

4E Moss Lane - £12,000 P.A.

VIEWING

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

EPC'S:

4 Moss Lane – 1120-2229-0735-2098-1053

4A Moss Lane – 0990-0336-2819-4620-5096

4B Moss Lane – Not required

4C Moss Lane - 1120-2229-0735-2098-1053

4D Moss Lane – 0910-0930-9042-8991-1002

4E Moss Lane – 1718-1207-4086-3029-2607



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.