

Circle House, Lostock Road Urmston, Manchester M41 0HS

lot 31

Freehold Office Investment with Redevelopment Potential

- Let to HSS Hire Service Group Limited until 2021 (subject to option)
- Residential Redevelopment Potential (subject to necessary consents)
- Approximately 42 car parking spaces 1:232 sq ft
- Situated 1 mile south of the major regional Trafford Shopping Centre and close to the M60 (Junction 9)
- Nearby occupiers include The Post Office, Texaco Garage and One Stop

Rent
£78,500
per annum
exclusive



On behalf of



Location

Miles: 6 miles south-west of Manchester City Centre
Roads: A56, A57, M60 (Junction 9), M62
Rail: Urmston Railway Station
Air: Manchester City Airport

Situation

The property is situated in a leafy residential suburb to the south-west of Manchester and close to the M60 (Junction 9). The major regional Trafford Shopping Centre is approximately 1 mile to the north. Nearby occupiers include The Post Office, Texaco Garage and One Stop.

Description

The property comprises office accommodation on the ground to second floors and benefits from undercroft car parking as well as forecourt and rear parking for approximately 42 cars. The offices benefit from air conditioning, perimeter trunking and suspended ceilings. There is a 6-person passenger lift serving all floors. The property may benefit from residential redevelopment potential (subject to necessary consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Car Parking	16 cars	HSS HIRE SERVICE GROUP LIMITED (1)	10 years from 25/03/2011 on a full repairing and insuring lease	£78,500	29/09/2016 (28/09/2021)
Ground	Office	301.93 sq m (3,250 sq ft)				
First	Office	301.93 sq m (3,250 sq ft)				
Second	Office	301.93 sq m (3,250 sq ft)				
Totals		905.79 sq m (9,750 sq ft)			£78,500	

- (1) For the year ending 31/12/2013, HSS Hire Service Group Limited reported a turnover of £225,813,000, pre-tax profits of £20,415,000 and a total net worth of £51,585,000. (Source: www.riskdisk.com 11/06/2015)
- (2) The lease provides for a tenant option to determine the lease on 29/09/2016 on 6 months' prior notice and subject to a penalty payable by the tenant.
- (3) Please note the tenant is not currently in occupation.

For further details please contact:

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