

Lot 38

£28,100 per annum exclusive

9 & 11 Ashley Road and 2 & 4 Oxford Road, Altrincham WA14 2DT

Prominent Freehold Retail Investment



Key Details

- Majority let to Optisavers Limited
- Lease expires in November 2032 (no breaks), with RPI linked rent reviews
- Highly visible, prominent town centre corner position at the junction of Ashley Road and Oxford Road
- Close to large Sainsbury's supermarket and opposite JD Wetherspoon, with other nearby occupiers including Total Fitness, Home Bargains, and various banks
- VAT-free investment

Location

Miles: 9 miles south-west of Manchester city centre
32 miles east of Liverpool

Roads: A56, M6, M56

Rail: Altrincham

Air: Manchester Airport

Situation

Altrincham is an affluent suburb of Manchester, located 9 miles south-west of the city centre. The property is located in a prominent corner position at the junction of Ashley Road and Oxford Road. Goose Green multi-storey car park (approx 500 spaces) is close by, as is a large Sainsbury's supermarket. The property is also situated opposite a JD Wetherspoon pub and close to Total Fitness, Home Bargains and various banks.

Description

The property comprises an optician arranged on the ground floor and basement. The upper floors comprise two flats let on long leases.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

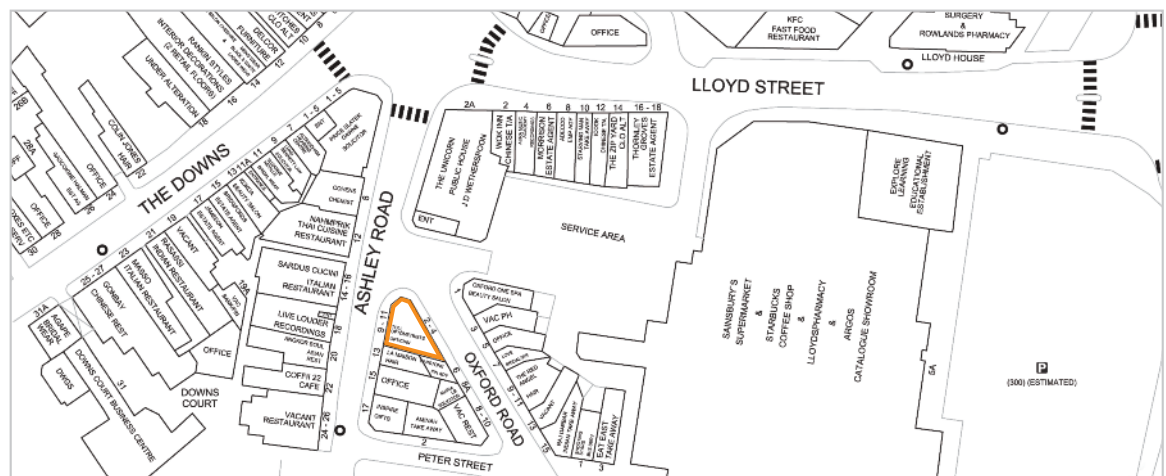
Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	82.43 sq m (887 sq ft)	OPTISAVERS	26 years from 01/12/2006 until 30/11/2032 (2)	£28,000	01/12/2021 and three yearly linked to RPI (3)
Basement	Ancillary	30.86 sq m (332 sq ft)	LIMITED (1)			
First	Residential	-	(-) INDIVIDUAL	999 years from 21/10/2005	£50	-
Second	Residential	-	(-) INDIVIDUAL	999 years from 16/09/2005	£50	-
Total Commercial Area		113.29 sq m (1,219 sq ft)			£28,100	

- (1) Optisavers Opticians and Hearing Centre is a family owned independent opticians and hearing care company which is celebrating over 28 years of service and now operates from six shops across North West England.
 - (2) By way of a Deed dated 29/11/2017, the lease was extended to expire on 30/11/2032, with an additional rent review on the last day of the term.
 - (3) Rent Reviews are upward only and linked to RPI.
- NB: The seller has served notices on the residential tenants, pursuant to section 5B of the Landlord & Tenant Act 1987. No acceptance notices have been received from the tenants within the permitted period.



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