

Lot 7, 9 & 11 Ashley Road and 2 & 4 Oxford Road, Altrincham, Cheshire WA14 2DT

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Prominent Freehold Retail and Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

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- Shop let to MAS Optic Limited (t/a Altrincham Eyewear Boutique)
- Lease expires in January 2040 (no breaks)
- Includes two Flats above let on long leases
- Highly visible prominent town centre corner position at the junction of Ashley Road and Oxford Road
- Nearby occupiers include JD Wetherspoon, Sainsbury's, Starbucks and Vue Cinema
- VAT free investment

Lot
7

Auction
16th February 2023

Rent
£25,100 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 9 miles south-west of Manchester City Centre, 32 miles east of Liverpool

Roads A56, M6, M56

Rail Altrincham Train Station

Air Manchester Airport

Situation

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. Other nearby occupiers include JD Wetherspoon, Starbucks and Vue Cinema.

Tenure

Freehold.

EPC

Band D

Description

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

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail/Ancillary Ancillary	82.43 30.86	(887) (332)	MAS OPTIC LIMITED (t/a Altrincham Eyewear Boutique) (2)	20 years from 10/01/2020	£25,000	10/01/2025 and 5 yearly thereafter
First (2 & 4 Oxford Road)	Residential Flat	-	(-)	AN INDIVIDUAL	999 years from 21/10/2005	£50	-
Second (2 & 4 Oxford Road)	Residential Flat	-	(-)	AN INDIVIDUAL	999 years from 16/09/2005	£50	-
Total Commercial Area		113.29	(1,219)			£25,100	

(1) Area provided by VOA (www.voa.co.uk/gov)

(2) MAS Optic Limited are an independent, boutique opticians that have over 25 years of service (www.altrinchameyewear.com)

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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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Napthens Solicitors
42 Hoghton St
Southport
Merseyside
PR9 0PQ

Tony Coates
01704 333132
Tony.Coates@napthens.co.uk

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September 2020