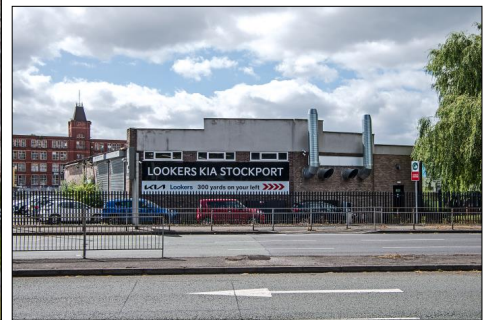


**Borron Street,  
Portwood, Stockport,  
SK1 2JD**

**For Sale**

**£595,000 Subject to Contract**



**595.6 sq.m (6,411 sq.ft)**

**A very prominently located, fully let industrial /warehouse investment property Let to Lookers Motor Group Ltd, with an additional mezzanine floor of 117.2 sq.m (1,262 sq.ft) and on a site of 1,615 sq.m (1,932 sq.yds/0.40 acre) approx**

- Let to Lookers Motor Group Ltd on a 10 year FRI lease (subject to an option to break in December 2027)
- Located at junction 27 of the M60 motorway
- Scope for rental growth on review in December 2027
- Fenced site area of 1,615 sq.m (1,932 sq.yds/0.40 acre) approx
- Stockport town centre within a minutes' drive
- Adjacent to junction 27 of the M60 motorway
- Manchester Airport within 15 minutes' drive
- Nearby occupiers include Tesco Extra, Lookers, Guy Salmon Land Rover Jaguar, Porsche, Home Bargains, TK Maxx and Currys, Marks & Spencer Foodhall

## Location

The property is very prominently located on Borrton Street, with a frontage to Carrington Road close to Portwood roundabout and junction 27 of the M60 motorway. Occupiers in the immediate vicinity include Tesco Extra, Lookers, Guy Salmon Land Rover Jaguar, Porsche, Home Bargains, TK Maxx and Currys, Marks & Spencer Foodhall and Stockport town centre is within a minutes' drive. Stockport has benefited from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange, Redrock, STOK and Stockport's Transport Interchange. Stockport has an extensive retail centre, where occupiers include The Light Cinema, HMV, JD Sports, Waterstones, Holiday Inn Express, Travelodge, Sports Direct, and Primark, amongst many others and the area is well served by bus/rail services from Stockport's mainline rail station/Transport Interchange. Manchester Airport is within 15 minutes' drive of the property. (SatNav: SK1 2JD)



## Description

A detached, single storey, industrial/warehouse/DIY retail property of steel portal frame construction with brickwork elevations and a corrugated sheet roof covering. The property sits within an enclosed site with palisade perimeter fencing and 2 sets of large access gates.

## Ground Floor

595.6 sq.m (6,411 sq.ft) gross internal area, including main industrial/warehouse area 1 and adjacent industrial/warehouse area 2, with interconnecting openings, gents toilet, ladies toilet and kitchen area.

## Mezzanine Floor

117.2 sq.m (1,262 sq.ft) gross internal area. Stairs to be reinstated by tenant at the end of lease.

## Car Parking/Yard

The fenced site has an overall area of 1,615 sq.m (1,932 sq.yds/0.40 acre) approx. and provides generous on-site car parking/circulation space.

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

## Eaves Height

4.65 m (15' 3") in the main bay and 3.65 m (12') in the adjacent bay.

## Security

The property is fitted with a security alarm and the site has perimeter palisade type fencing.



## Services

Available services include, 3 phase electricity, water and drainage. The property is fitted with a fire alarm installation.

## Energy Performance

Energy Performance Asset Rating E-118. EPC available on request.



## Rateable Assessment

Rateable Value: £27,750

Business Rates Payable 2024/25: £13,847.25

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

### Occupational Lease

The property is presently let to Lookers Motor Group Ltd (Company Number 00143470) on a 10 year full repairing and insuring lease which commenced 01/12/2022, subject to a rent review on 01/12/2027, a tenant only option to terminate the lease on 30/11/2027 (minimum of 6 months' prior written notice required to exercise the option) and a passing rent of £51,000 per annum exclusive. We feel that there is good scope for rental growth on review in December 2027.



### Lookers Motor Group Ltd (Company Number 00143470)

For year ended 31/12/2022  
Revenue circa £1.8 Billion  
Profit before tax circa £77 Million

### Tenure

Leasehold. A 125 year Stockport MBC ground lease which commenced 01/12/2017, subject to rent reviews at 5 yearly intervals and a passing rent of £11,300 per annum exclusive (to be confirmed).

### Purchase Price

£595,000 subject to contract.



### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

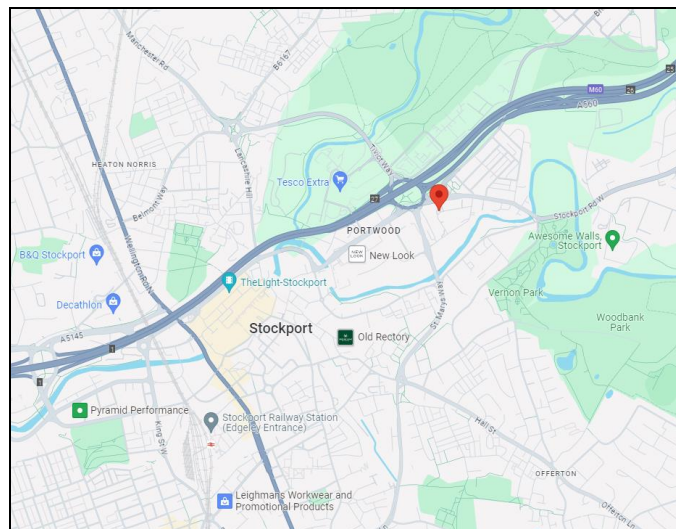
### Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880  
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS  
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

### Possession

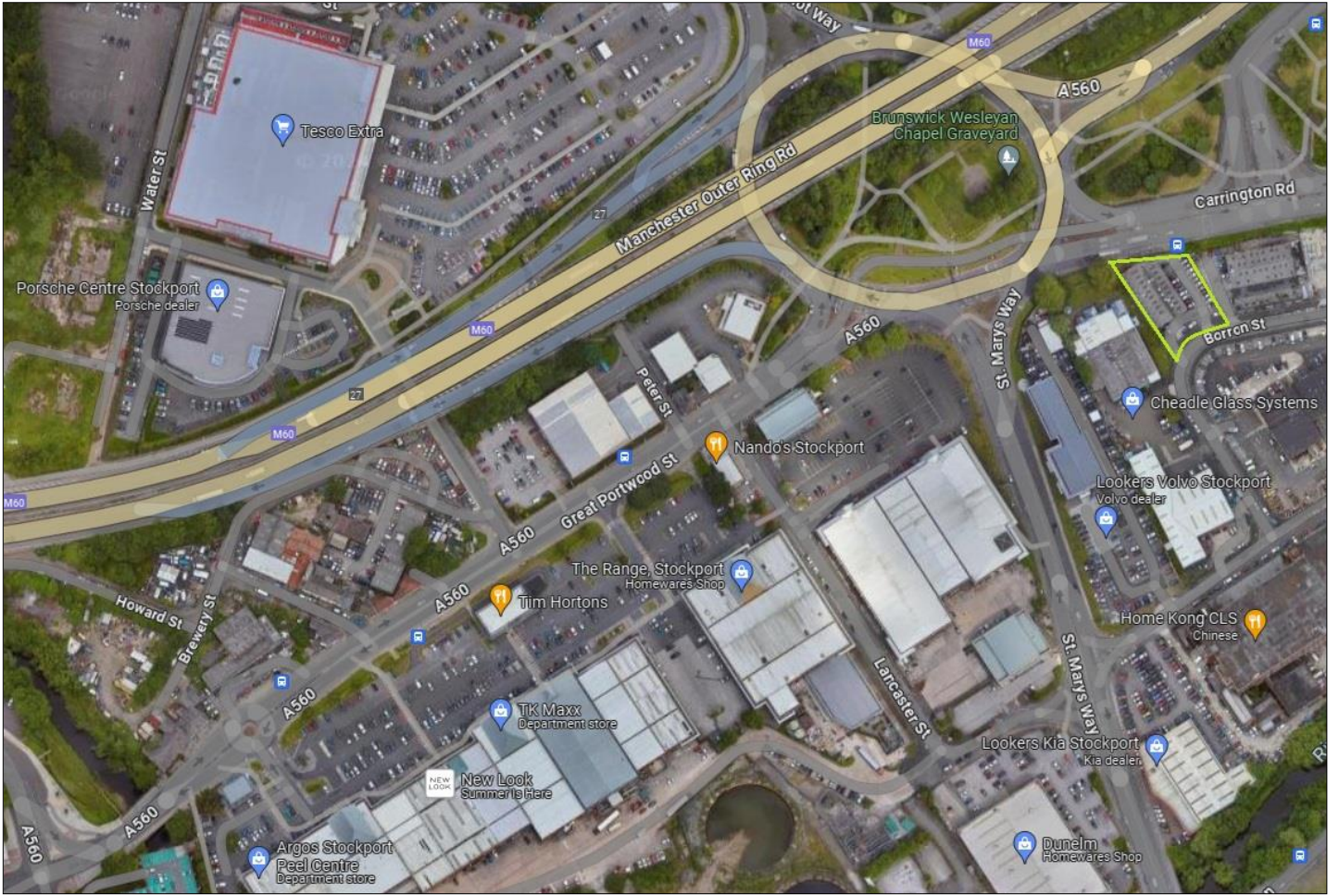
Possession will not be available upon completion, as there is an existing tenancy in place.

### Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)



(PA3593IND-27/06/24-Draft.3)

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.