



7-9
Stretford Road
Urmston
M41 9JY

**2,388
SQ.FT**

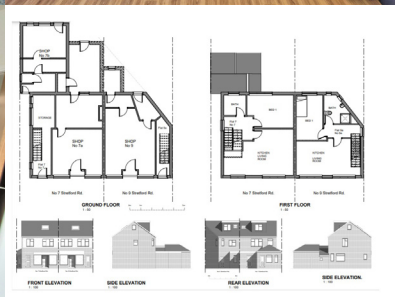


- Refurbished mixed use Freehold Investment
- Three commercial units/Two duplex flats
- Low RV's for the three commercial units
- Total income fully let £45,440 pax
- £599,950 - Anticipated yield of 7.6%
- Planning consent granted 18/02/21
- All planning conditions discharged 20/04/21
- Large private gated car park to the rear

Location

The property is located fronting Stretford Road in the centre of Urmston and is a short drive from the M60 Motorway and The Trafford Centre.

- Stockport: 11 miles.
- M60: 1.5 miles.
- Manchester: 6.5 miles.



Description/Accommodation

The property provides a detached two storey mixed commercial and residential property with private land/car park to the rear of the property accessed from Stretford Road. The property comprises two commercial retail units and one commercial office/clinic along with one separately accessed three bed flat and one separately accessed two bed flat.

7a Stretford Road: 400 Sq.ft Retail premises comprising main sales, rear office, rear store, kitchen and toilet facilities.

7b Stretford Road: 215 Sq.ft Office/clinic comprising reception/waiting room, toilet facilities and main clinic.

9 Stretford Road: 373 Sq.ft Retail premises comprising main sales, rear store with kitchen and toilet facilities.

9a Stretford Road: 575 Sq.ft Two bed residential flat comprising kitchen, wet room, bedroom and en suite bedroom.

7 Stretford Road: 825 Sq.ft Three bed residential flat comprising kitchen, bathroom, shower and bedrooms plus on suite bathroom.

Mains services are available including gas, electricity, water and drainage.

Tenant's contribute £400 per annum per Tenant towards the maintenance of the common areas including car park.

RV's/Council Tax

7a Rateable Value: £3,100.

7b Rateable Value: £2,500.

9 Rateable Value: £3,750.

Small Business Rates Multiplier 2022/23: 49.9p.

Trafford Council Business Rates - 0161 912 2346.

Council Tax bands TBC by the vendor.

Tenure

We understand that the property is Freehold.

Title Number: GM514798.

Price/Rents/VAT

£599,950 SUBJECT TO CONTRACT - VAT not applicable.

7a Stretford Road: £9,500 per annum exclusive.

7b Stretford Road: £6,600 per annum exclusive.

9 Stretford Road: £7,200 per annum exclusive.

7 Stretford Road: £11,940 per annum exclusive.

9a Stretford Road: £10,200 per annum exclusive.

£45,440 annual income - 7.6% Yield.

Conditions

Subject to Contract.

Lease Terms/AST's

7a Stretford Road: Let September 2022 for a term of 10 years subject to a rent of £9,500 pax, rent reviews at years 3, 6 & 9.

7b Stretford Road: Vacant. Available to let for £550pcm/£6,600 per annum exclusive.

9 Stretford Road: Let for 5 years from 10/05/2021 at a rent of £7,200 pax. For use as a retail shop.

Flat 7 Stretford Road: Let for 12 months from 6/5/22 subject to a passing rent of £995 pcm/£11,940 pax.

Flat 9 Stretford Road: Let for 12 months from 18/5/22 subject to a passing rent of £850 pcm/£10,200 pax.

Planning

We understand the property benefits from E/C3 uses. Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. APRIL 2023