

Oldham – 210,212,214 Ashton Road, Greater Manchester OL8 1QN
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



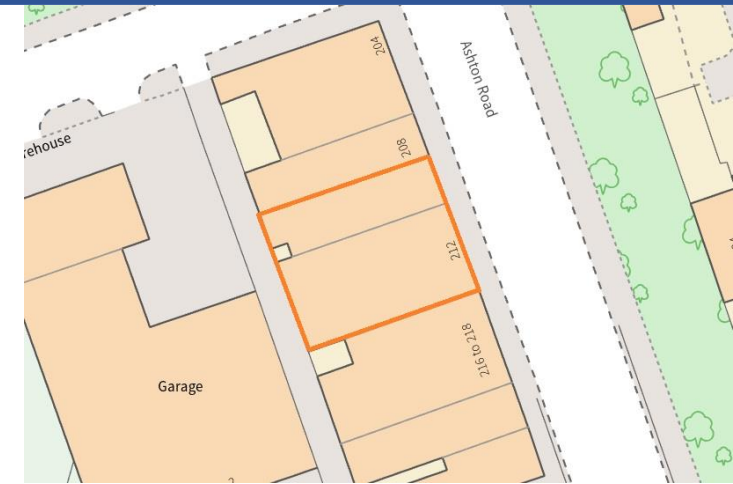
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Investment Consideration:

- Purchase Price: £825,000
- Gross Initial Yield: 6.98%
- Rental Income: £57,600 p.a.
- VAT is NOT applicable to this property
- Comprises retail shop (No.210) with self-contained 2-bed flat above (No.210A) and double fronted retail shop (No.212-214) with 2 x 2-bedroom self-contained flats above (No. 212A/214A)
- Nearby occupiers include Cake Box, Post Office, Barbers, Restaurant/Takeaways and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 210/210A (Ground, First and Second Floor)	Ground Floor Shop: 75 sq m (807 sq ft) Open plan retail, storage, office, wc First/Second Floor Flat: 51 sq m (549 sq ft) 2-bedrooms, Kitchen/Dining, Lounge, Bathroom	Individual	7 Years from 14 June 2022	£24,000	Note 1: FRI Note 2: Rent review every year open market upward only Note 3: No breaks Note 4: Deposit held of £4,500
No. 212-214 (Ground Floor)	Ground Floor Shop: 120 sq m (1,292 sq ft) Open plan retail, storage, office, wc	Individual	7 Years from 22 February 2022	£18,000	Note 1: FRI Note 2: Rent review on 23.02.25 and 2028 open market upward only Note 3: No breaks
No. 212A (First & Second Floor)	Residential Flat: 67 sq m (721 sq ft) 2-bedrooms, Kitchen/Dining, Lounge, Bathroom	Individual	6 Months from 15 February 2024	£7,800	Note 1: AST Note 2: Tenant in occupation since 2020
No. 214A (First & Second Floor)	Residential Flat: 64 sq m (689 sq ft) 2-bedrooms, Kitchen/Dining, Lounge, Bathroom	Individual	6 Months from 28 February 2024	£7,800	Note 1: AST
Total				£57,600	

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Property Description:

The property comprises mixed-use parade of 2 ground floor retail shops (1 being double fronted) and 3 x 2-bed self-contained flats at first and second floor, providing the following accommodation and dimensions:

Retail Shop No.210: 75 sq m (807 sq ft)

Open plan retail, storage, office, wc

Residential Flat No.210A: 51 sq m (549 sq ft)

2-bedrooms, Kitchen/Dining, Lounge, Bathroom

Retail Shop No.212-214: 120 sq m (1,292 sq ft)

Open plan retail, storage, office, wc

Residential Flat No.212A: 67 sq m (721 sq ft)

2-bedrooms, Kitchen/Dining, Lounge, Bathroom

Residential Flat No.213A: 64 sq m (689 sq ft)

2-bedrooms, Kitchen/Dining, Lounge, Bathroom

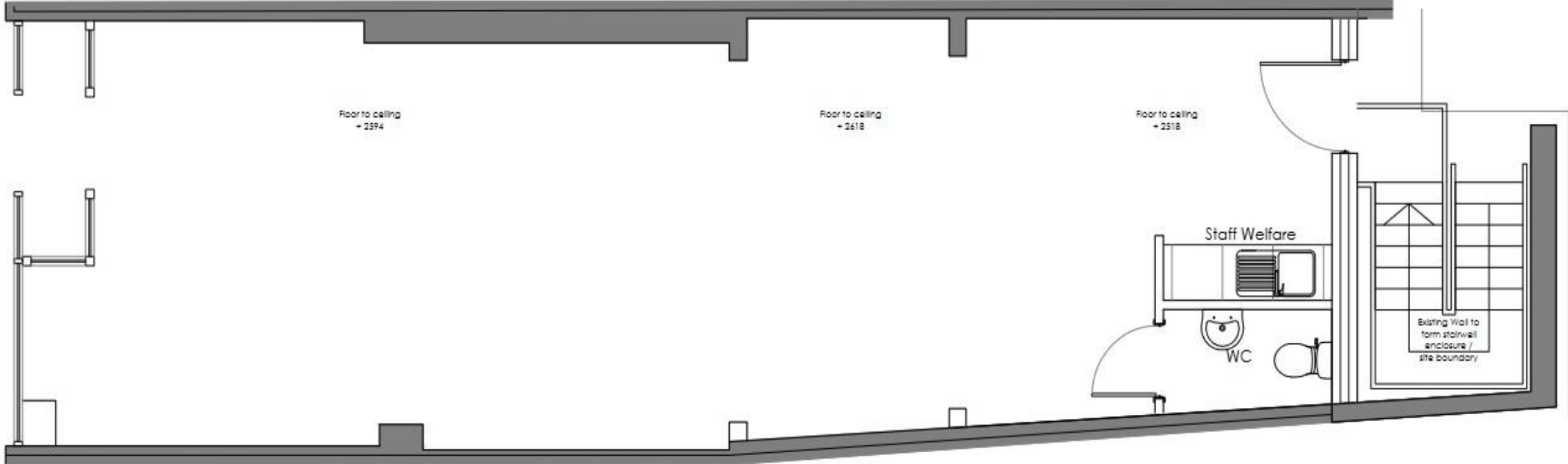
Total Retail GIA: 195 sq m (2,100 sq ft)

Total Residential GIA: 182 sq m (1,960 sq ft)



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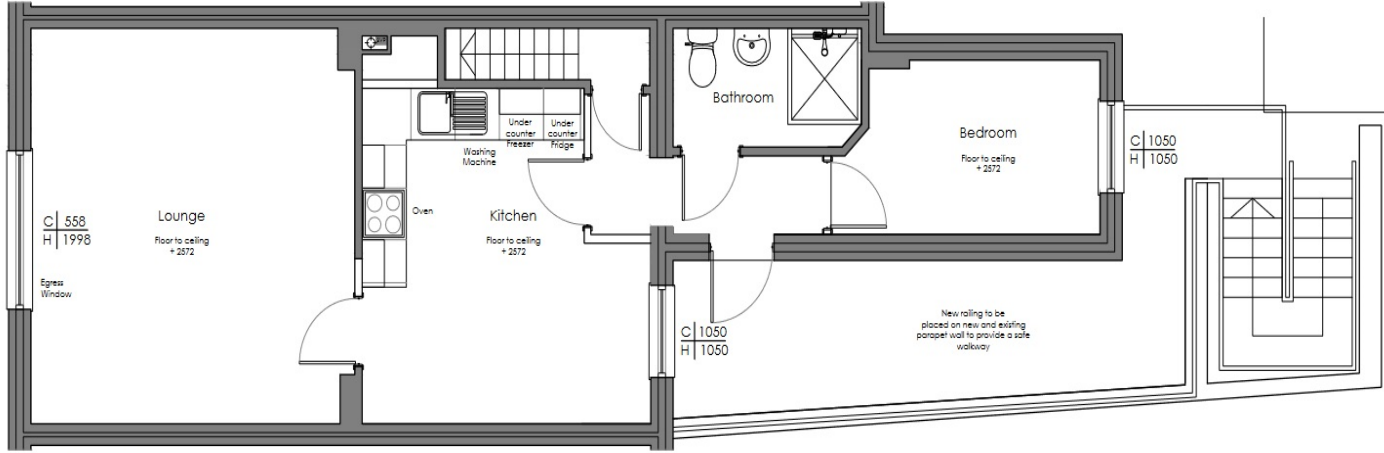
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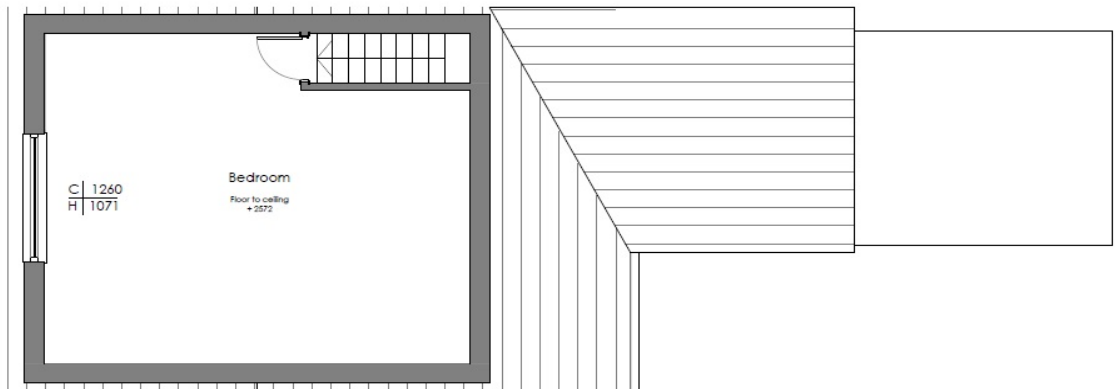
Ground Floor Shop No.210

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First Floor Flat No.210A



Second Floor Flat No.210A



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Tenancy:

The retail shop at No.210 and flat No.210A are at present let to Individual for a term of 7 years from 14th June 2022 at a current rent of £24,000 per annum and the lease contains full repairing and insuring covenants. Rent review every year open market upward only. No breaks. Deposit held of £4,500.

The retail shop at No.212-214 is at present let to Individual for a term of 7 years from 22nd February 2022 at a current rent of £18,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 23rd February 2025 and 2028 open market upward only. No breaks.

Flat No.212A is at present let on AST to an Individual for a term of 6 Months from 15th February 2024 at a current rent of £7,800 p.a. Tenant in occupation since 2020.

Flat No.214A is at present let on AST to an Individual for a term of 6 Months from 28th February 2024 at a current rent of £7,800 p.a.

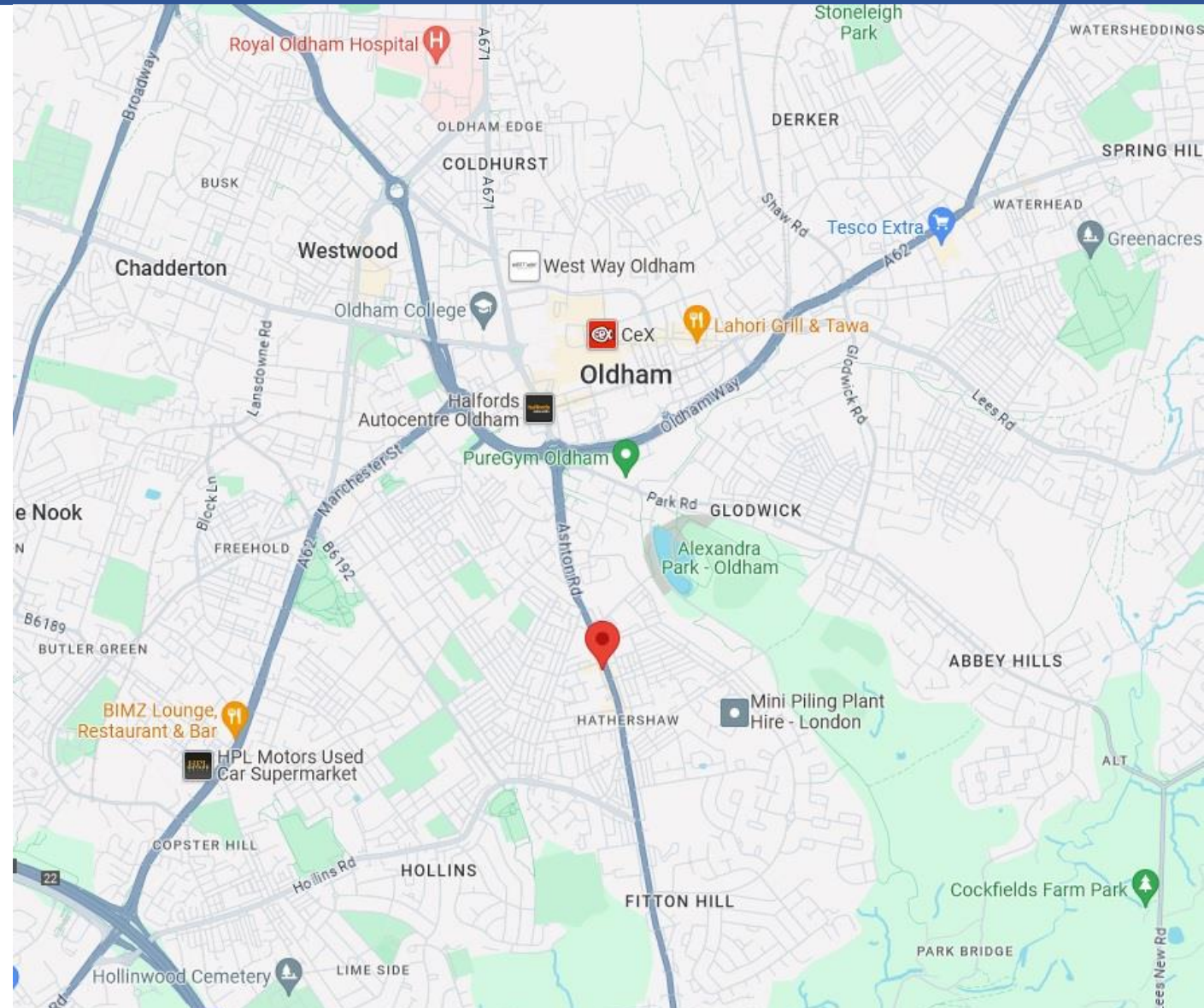


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Location:

Oldham is a large town in Greater Manchester, England, amid the Pennines and between the rivers Irk and Medlock, 5.3 miles southeast of Rochdale and 6.9 miles northeast of Manchester. The property situated on the west side of Ashton Road, which is the main arterial route between Oldham and Ashton-under-Lyme. Nearby occupiers include Cake Box, Post Office, Barbers, Restaurant/Takeaways and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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