

# For Sale

58,783 SQ FT  
ON A 1.95 HA SITE

Potential  
Redevelopment  
Opportunity

- Long Leasehold
- High Profile South Manchester Location
- 1 mile from J3A M56



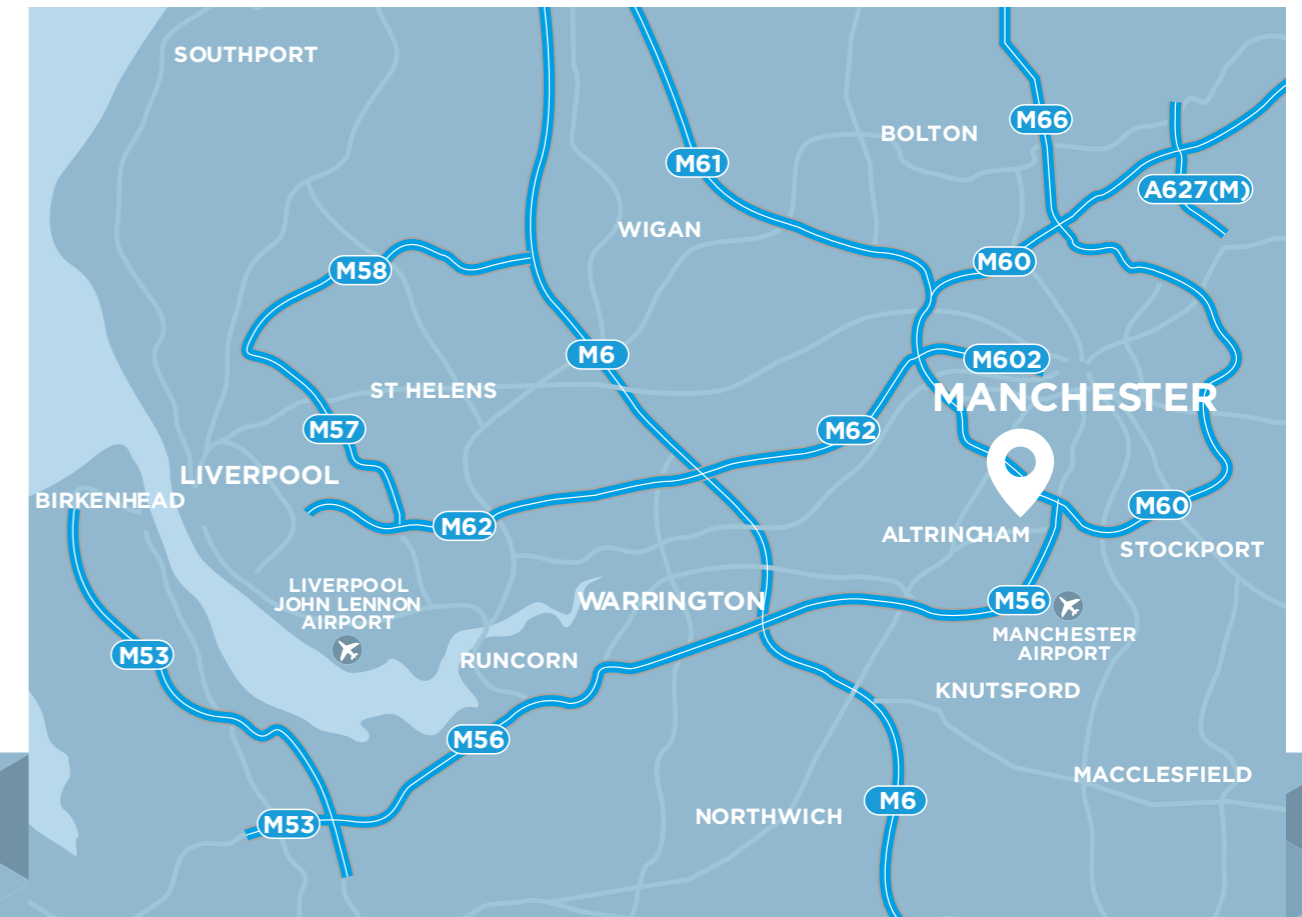
Timpson Road, South Manchester, M23 9LL

# Location

The site is located in a mixed use commercial area in the Baguley district of South Manchester. It fronts Timpson Road and lies to the north of the railway line. Selco's trade warehouse is located to the west and Virgin Media to the east. The car park for the Tesco supermarket is opposite the site, to the north of Timpson Road.

The site is accessed from Southmoor Road, close to its junction with Altrincham Road (A560) which links with the M56 one mile to the east.

- 6 miles south of Manchester City Centre
- 2.5 miles from Manchester Airport
- 1 mile from J3A M56
- A560 Altrincham Road immediately accessible
- Adjacent to Roundthorn Industrial Estate
- 2 Metrolink Stations within 500m





# Situation

The property sits in a popular South Manchester commercial location benefitting from:

- Excellent communications with A560 Altrincham Road being immediately accessible.
- J3A M56 approximately one mile to the east.
- Excellent access to public transport with two Metrolink stations each within 500m of the site.
- Established commercial location adjacent to the Roundthorn Industrial Estate.
- Highly visible being next to Selco and fronting Tesco car park.
- Good amenities with a number of retailers in the immediate vicinity including Tesco, Lidl, Selco, Pets at Home, Wickes and Matalan.
- Short distance from Manchester Airport with a number of associated occupiers in the immediate vicinity.



Potential Redevelopment Opportunity

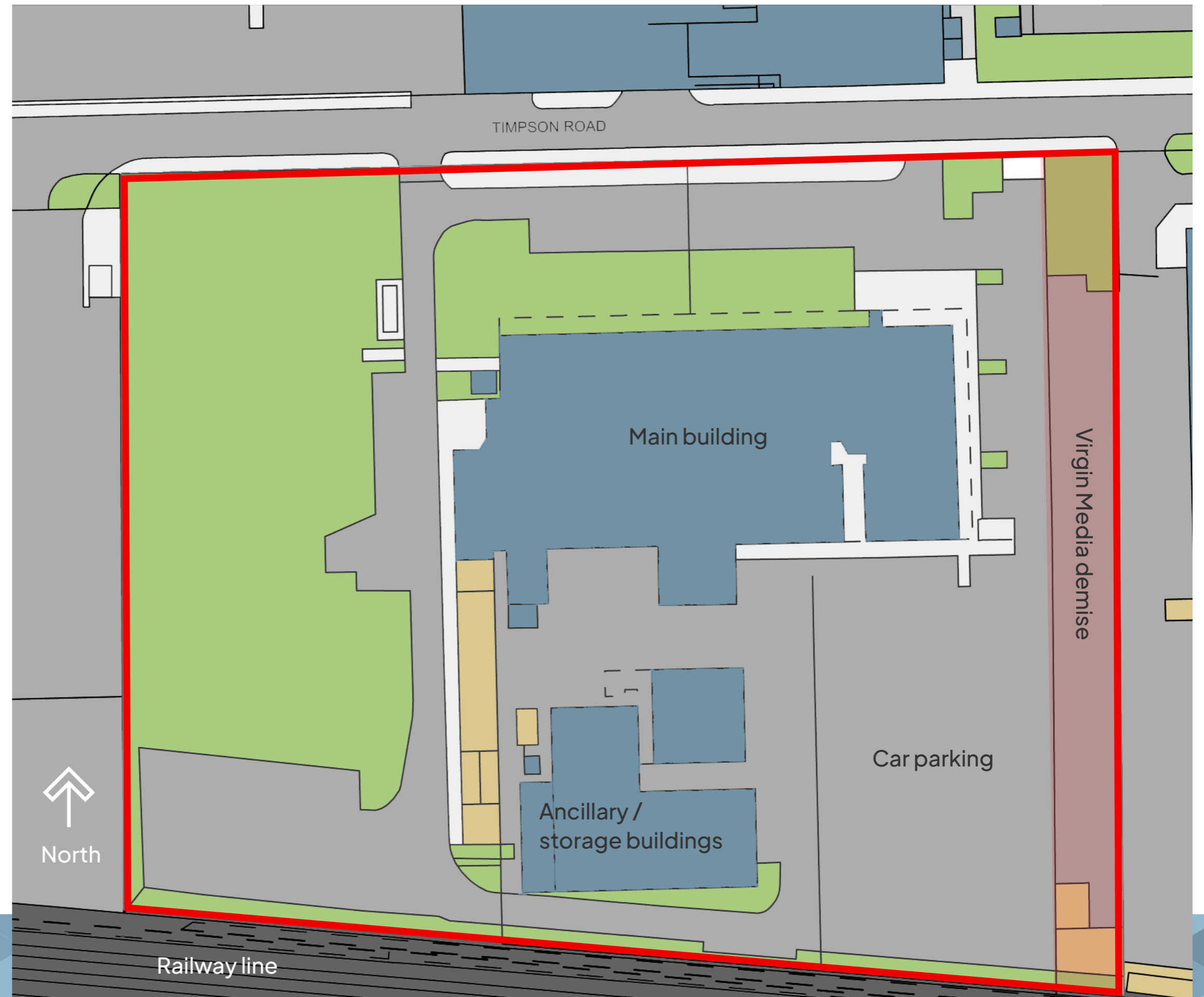


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# Description

The site is a regular rectangular shape on level ground. There is security fencing and a gate house controlled entrance. To the front of the site is the main two storey building which provides a mixture of office, storage and boiler test space. To the rear of the site are three storage units.

A large section to the east is landscaped and the remainder open and surfaced for car parking, part of which is sublet to Virgin Media. The total site area is approximately 1.95ha (4.8 acres).



# Alternative Uses

The profile of the site allows for a variety of alternative uses, subject to planning, such as:

- Existing Employment use
- Trade Counters
- Leisure (subject to planning)
- Self Storage
- Sui Generis uses (subject to planning)

# Planning

We understand the the facility is located within a designated Economic Improvement Area under the current planning policy.

Interested parties should make their own enquiries to satisfy themselves that the site has the necessary planning permission for their intended use.

# Title

The site is held by way of a 99 year lease expiring on 24th Dec 2070 with Manchester City Council. The current passing rent is £79,500 pa. This is subject to a 14 year review pattern with the next review in 2027 to OMV.

A section of the site on the eastern boundary (extending to 1,384 sq m) has been sublet to Virgin Media Ltd for car parking. The sublease is at a rent of £17,500 p.a. for a term of 5 years from 24th August 2022, with a rolling Tenant Break Clause and Landlord Redevelopment Break Cause, both subject to a minimum of 12 months written notice. Neither break date can be earlier than 23rd March 2024.

Following preliminary discussions with Manchester City Council we understand they are willing to discuss re-gearing their long leasehold interest.



# Further Information

## EPC

The main building has a rating of E. The certificate is available upon request.

## VAT

All outgoings are quoted exclusive of VAT with VAT being payable on outgoings.

## PROPOSAL

Proposals are sought to purchase the remainder of our client's Long Leasehold interest.

## CONTACT

For further information, please contact:



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