



Tenanted commercial investment opportunity

Ancoats Gardens, Manchester, M4 5GH

- ◆ Prime location on route into the city centre.
- ◆ 169 sq m (NIA) over ground floor level.
- ◆ Currently tenanted on 10 year lease.
- ◆ Rent £30,000 pa.
- ◆ 5.4% yield.
- ◆ 5.6% Net initial yield.
- ◆ Service charge £1.57 sq. ft (*payable by occupier).

Offers in excess of

£575,000

Description

The unit forms part of the ground floor commercial offering of a brand-new residential development which has only been recently completed.

The unit represents an excellent commercial investment opportunity due to it already having a tenant in place, with a 10-year lease agreement.

The unit is currently tenanted by Hotpod Yoga, one of the UK's most established yoga franchises. With 50 locations nationwide and over 500,000 customers, they are now ideally placed to bring their unique brand of hot yoga to Manchester city centre.

Located on Rochdale Road - one of the busiest routes into Manchester city centre, with footfall in the tens of thousands daily. The unit sits only minutes away from the N.O.M.A, Victoria train station, Manchester's central retail district, and is situated right next to Ancoats, Manchester's most sought after areas to live.

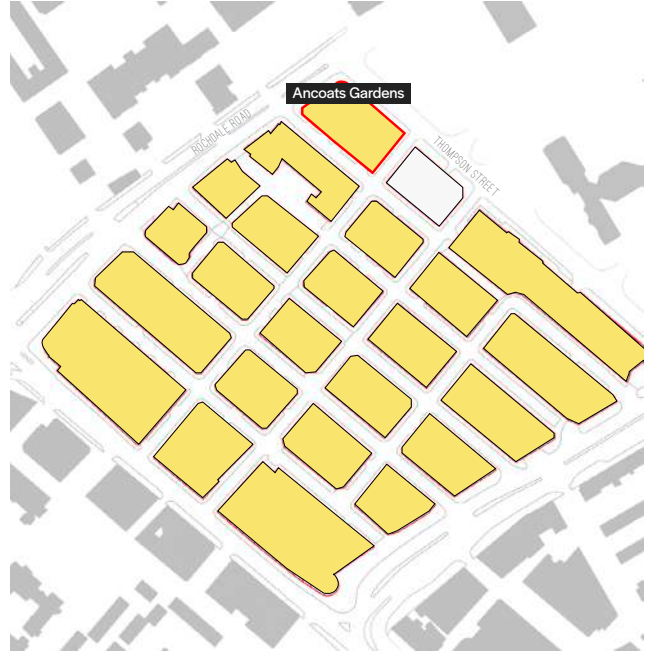
The unit boasts a floor-to-ceiling window frontage to Rochdale road as well as benefitting from brand new fixtures and fittings, with entrance of the main street and cycle parking.



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Location

The property is prominently located on the corner of Rochdale Road and Thompson Street on one of Manchester's busiest routes into the city centre. It sits close to many residential developments and is only minutes walk from established leisure destinations including Manchester's Northern Quarter, Ancoats and Market Street.



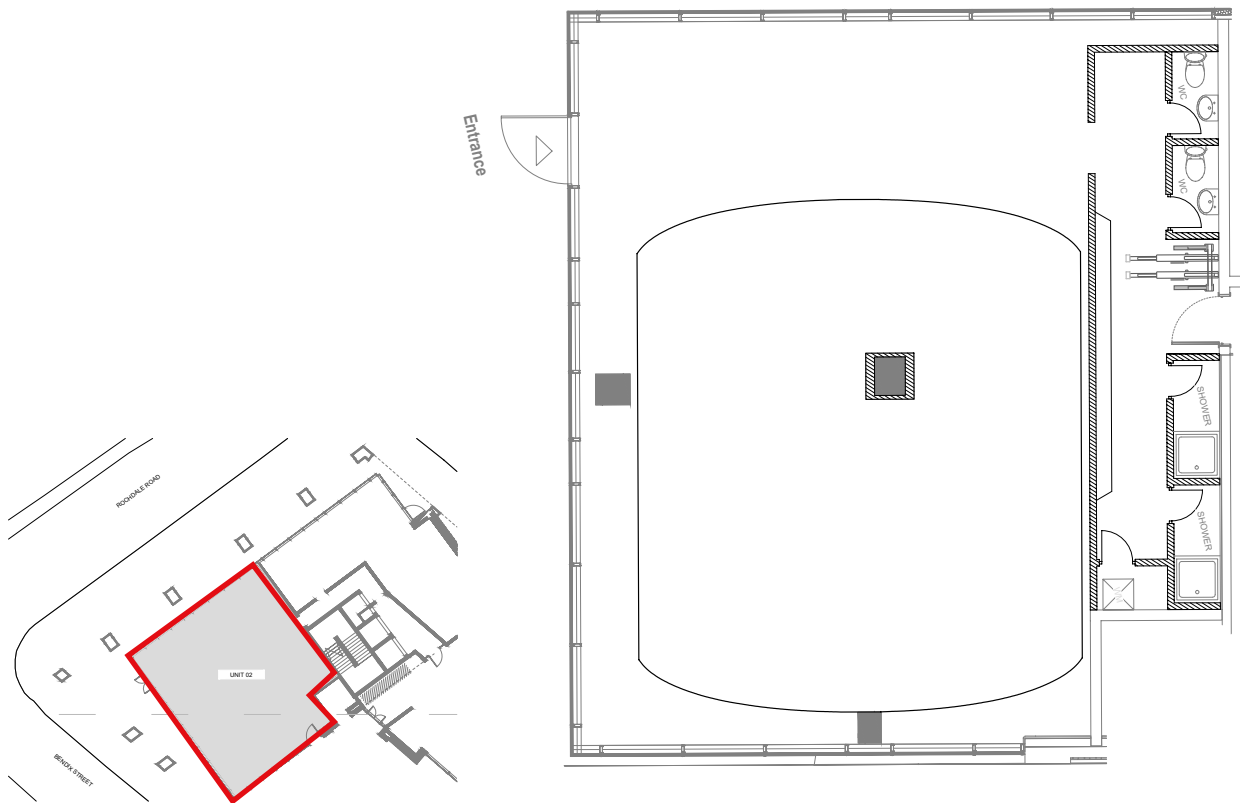
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| Floor dimensions and areas

Gross frontage to Rochdale Road: 12.8m

Gross frontage to Thompson Street: 14.5m

Net internal area: 169 sq. m



Ground floor

Ancoats Gardens offers 169 sq. m set across a brand-new ground floor commercial unit, with direct street access onto Rochdale Road

The building has been developed to an extremely high standard, with 155 residential units contained within, providing an excellent amount of footfall to the building itself. The commercial unit designed to be suitable for businesses looking to take advantage of the close proximity to the city centre and benefits from being surrounded by many other large scale developments.

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Rateable value

The property is yet to be assessed for rating purposes.

Lease

The property is available on a new full repairing and insuring lease for a minimum term of 10 years, subject to rent review every fifth anniversary at a commencing rent of £30,000 per annum exclusive.

Sale

Alternatively, the freehold is available with offers in excess of £550,000.

EPC

The unit currently has an EPC rating of B. Full certificate available upon request.

Anti money laundering requirements

It is a legal requirement under Anti-Money Laundering legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed.

The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

Viewings

Strictly by appointment with agent

James Webster

+44 (0) 7586 503882
jw@beechholdings.co.uk

Tom Moorhouse

+44 (0) 7502 368765
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Neal McKenzie

+44 (0) 777 808 7000
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Legal costs

Each Party is to be responsible for their own legal costs incurred in the preparation and execution of the new lease.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Code for leasing business premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>

We recommend you obtain professional advice if you are not represented.