

The ASDA Express logo is located in the top left corner. It consists of the word "ASDA" in a bold, green, sans-serif font, with the word "Express" in a smaller, white, sans-serif font directly beneath it. The logo is set against a solid black rectangular background.

ASDA
Express

VICTORIA HOUSE

252 Great Ancoats Street, Manchester, M4 7DB

BRAND NEW ASDA EXPRESS STORE OPENING Q2 2025
LONG INCOME INVESTMENT SALE

The Graham Sibbald logo is positioned in the bottom right corner. It features a red graphic element on the left, which is a stylized cross or plus sign formed by four L-shaped blocks. To the right of this graphic, the name "GRAHAM SIBBALD" is written in a bold, black, sans-serif font.

 **GRAHAM
SIBBALD**

INVESTMENT SUMMARY

- Prominent convenience store located in the desirable location of Ancoats, Manchester.
- Ancoats is an affluent area located approximately 1 mile northeast of Manchester City Centre.
- New build convenience store built under residential accommodation.
- Well configured convenience store providing 2,914 sq ft of retail space.
- EPC rating - A 15
- Let entirely to undoubted covenant of Asda Stores Limited.
- Practical Completion Q2 2025
- New FRI Lease for a term of 15 years to start from the date of occupation. Agreement for Lease is in place between Asda Stores Limited and the landlord FG Victoria House Limited.
- The initial rental will be £140,000 per annum (£48 psf) with an initial rent-free period of 12 months.
- Rent to be reviewed 5 yearly in line with RPI (2-4% cap and collar.
- Long Leasehold – 245 years remaining from 2025 with no premium payable.

We are instructed to seek offers in the excess of £2,175,000 STC
(Two Million One Hundred and Seventy-Five Thousand Pounds)

For our client's long leasehold interest, representing a yield of:

Net Initial Yield – 6.05%

Assuming Purchaser Costs of 5.90% and after the rent-free period.

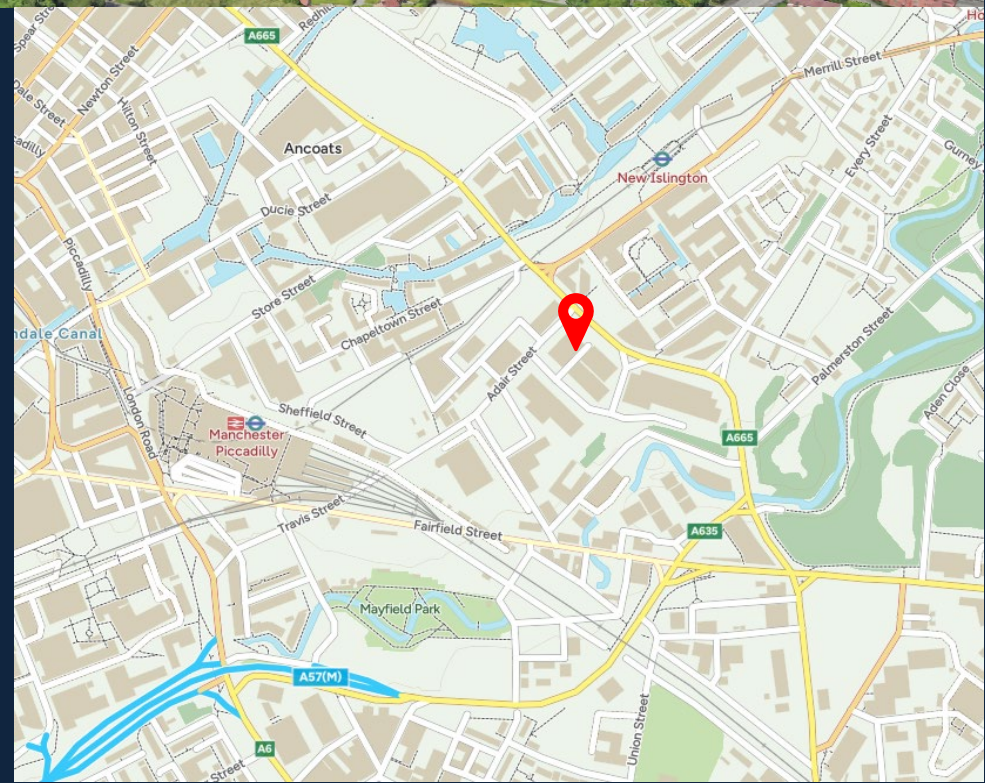


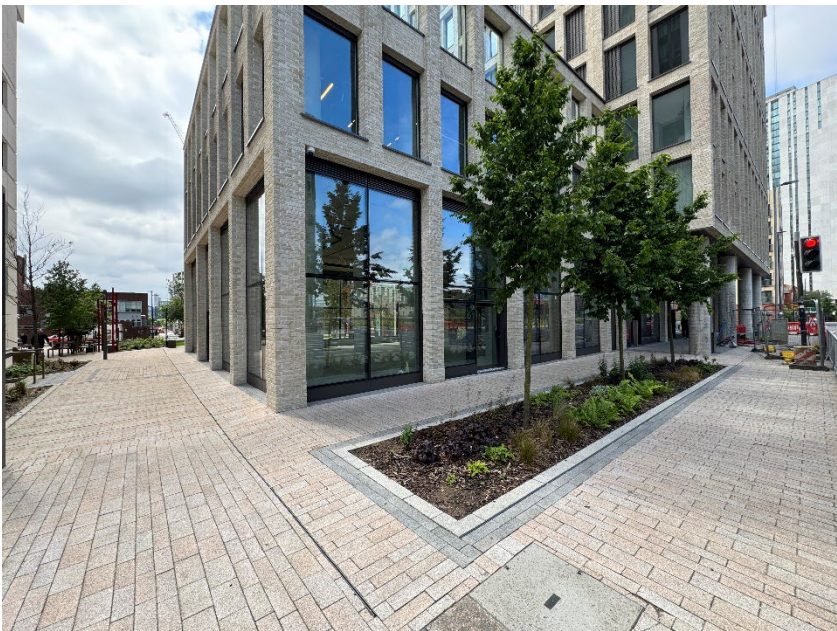
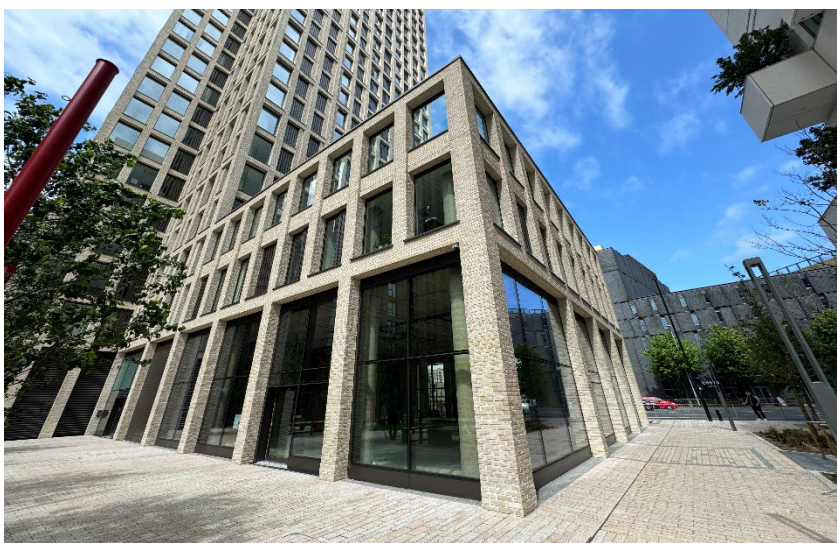
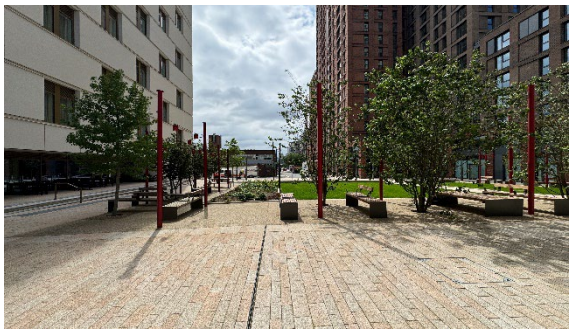


LOCATION

Manchester is a dynamic, thriving city at the heart of the UK, offering a perfect blend of heritage and innovation. The city itself has a population of around 550,000, while the Greater Manchester area is home to over 2.8 million people, making it one of the largest metropolitan regions in the UK. Known worldwide for its iconic football clubs, Manchester United and Manchester City, it is a global hub for sports, culture, and business. The city features top-tier shopping, vibrant nightlife, and a wealth of museums and galleries, making it a must-visit destination. With world-class universities and a booming tech industry, Manchester is also a prime location for professionals and entrepreneurs. Its mix of historic charm and modern development creates an unbeatable urban experience.

The unit is located in a highly prominent position overlooking Great Ancoats Street on the edge of Manchester City Centre. The unit forms part of the ground floor of the newly developed Victoria House complex - a 25-storey residential tower of 177 apartments. The immediate area is a mix of residential and commercial in nature. The property benefits from excellent transport connections with New Islington Metrolink Station is approximately a 2-minute walk to the east and Piccadilly Station approximately is located within a 5-minute walk to the west. The Northern Quarter is a 5-minute walk and Piccadilly Gardens can be reached within 10 minutes. The Manchester Ring Road is located to the southwest and can be accessed via Great Ancoats Street within 2 minutes. The area benefits from on-street parking. Surrounding occupiers include Costa Coffee, Dominos Pizza, Leonardo Hotel, IBIS Budget Hotel and Shakealicious.





DESCRIPTION

Victoria house is an elegant new development in Manchester's Ancoats area making a striking impression on the city's skyline sat on a former warehouse site.

The site now comprises 177 apartments within a 25-storey building with the ground floor comprising a self-contained convenience store of brick elevation and glass return frontage.

ACCOMMODATION

Description	Area (Sq Ft)	Area (Sq M)
Ground Floor Sale	2,914	270.70
Total	2,914	270.70

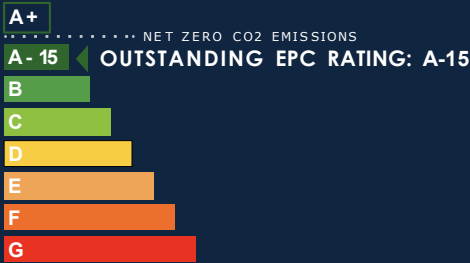
TENURE

The property is held long lease hold on a term of 245 years remaining from 2025.

TENANCY

The entire property is to be let to Asda Strokes Limited on a New FRI Lease for a term of 15 years to start from the date of occupation. An Agreement for Lease is in place between Asda Stores Limited and the landlord FG Victoria House Limited. The initial rental is agreed at £140,000 per annum (£48 per sq ft) and is to be reviewed every five years in line with RPI with a 2-4% cap and collar. There is an initial rent-free period of 12 months.

EPC



COVENANT

ASDA Stores Limited (Company Number 0046777), commonly known as ASDA, is a British supermarket retailer and one of the largest in the UK. Founded in 1949, ASDA is headquartered in Leeds and operates a network of over 645 stores across the country, offering a wide range of products, including groceries, clothing, and household items. The company is recognized for its commitment to sustainability, community involvement, and supporting local suppliers. ASDA also operates convenience stores under the ASDA Express format, providing quick access to everyday essentials.

Asda Stores Limited has a Dun and Bradstreet Rating of 5A3.

A summary of Asda Stores Limited latest accounts are set out below:

Turnover - £24,630,800,000

Gross Profit - £514,000,000

Profit before taxes - £217,400,000

Net Profit - £165,200,0000



ASDA

PROPOSAL

We are instructed to seek offers in the excess of

£2,175,000 (STC)

(Two Million One Hundred and Seventy-Five Thousand Pounds)

For our client's long leasehold interest, representing a yield of:

Net Initial Yield – 6.05%

Assuming purchaser costs of **5.90%** and after the rent-free period.

VAT

The property is elected for VAT.

DATAROOM

Dataroom access can be provided to interested parties on request.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations, we will require two forms of identification and confirmation of the sources of funding will be required from the successful purchaser.

FURTHER INFORMATION

For further information or to arrange a viewing or for data room access, please contact:

Bilal Ashraf
Director
Graham & Sibbald
07341 547 047
Bilal.ashraf@g-s.co.uk

Conor Mulloy
Director
Graham & Sibbald
07841 661 990
Conor.mulloy@g-s.co.uk

Matthew Roberts
Chartered Surveyor
Graham & Sibbald
07570 294 627
Matthew.roberts@g-s.co.uk

GRAHAM + SIBBALD

Chartered Surveyors and Property Consultants