



Woodfield Road, Altrincham, WA14 4YP & Electra House, Stockport Road, Cheadle, SK8 2AA

Extremely Secure Investment Opportunity

- Woodfield Road, Altrincham
- Electra House, Cheadle
- 54 Residential Ground Leases
- £9,820 rental income per annum





Woodfield Road, Altrincham

Location

The subject premises are located in the Broadheath area of Altrincham, between the Bridgewater canal and Woodfield Road and accessed off the A56 the main route connecting Altrincham and Sale.

Description

Modern infill development comprising 9 terraced houses and 33 apartments across two blocks. 5 of the properties have been sold freehold.

Passing Rental

37 ground leases with a rental income of £6,420 per annum.

Term

250 years from 1 January 2017

Rent Review

Increased in line with RPI each fifth anniversary.

Electra House, Cheadle

Location

The subject property is situated on the Northern side of Stockport Road just to the West of Cheadle High Street.

Description

The subject property comprises a former office building that has been converted to provide 17 apartments.

Passing Rental

Rental income of £3,400 per annum.

Term

250 years from 1 November 2016.

Rent Review

Increased in line with RPI each fifth anniversary.

Purchase Price

Guide Price - £162,000

Yield

A purchase at the asking price equates to a gross yield of 6%.

VAT

All figures quoted are exclusive of but may be subject to VAT at the prevailing rate.

Tenure

Believed to be Freehold.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation

15 December 2020

