

Denmark Street.

Altrincham, WA14 2WG

RPS Regional
Property
Solutions



For Sale

0.11 Acres
(0.04 Hectares)

£400,000

Sale and leaseback opportunity in
the heart of Altrincham Town
Centre

- Future development potential
- Freehold Cleared Site of 0.11 acres in a prime town centre position
- New contracted out 10 year lease from completion at an annual rent of £27,000pax
- Landlord only break clauses at Years 3, 6 & 9 with CPI review at year 5 (C&C of 2%-4%)
- The property has been registered for VAT purposes and may be dealt with as a TOGC
- Offers for our clients asset of £400,000 which shows 6.5% NIY

r-p-s.co.uk
0161 927 7824

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Summary

Available Size	0.11 Acres / 0.04 Hectares
Price	£400,000
EPC	EPC exempt - No building present

Description

Located on the south-east side of Altrincham town centre, fronting onto Denmark Street and close to the popular Goose Green area. The site sits opposite the Vue Cinema and adjacent to Total Fitness.

The site comprises a freehold parcel of open level storage land, strategically located in Altrincham town centre which is secured by a perimeter palisade fence. There are no services.

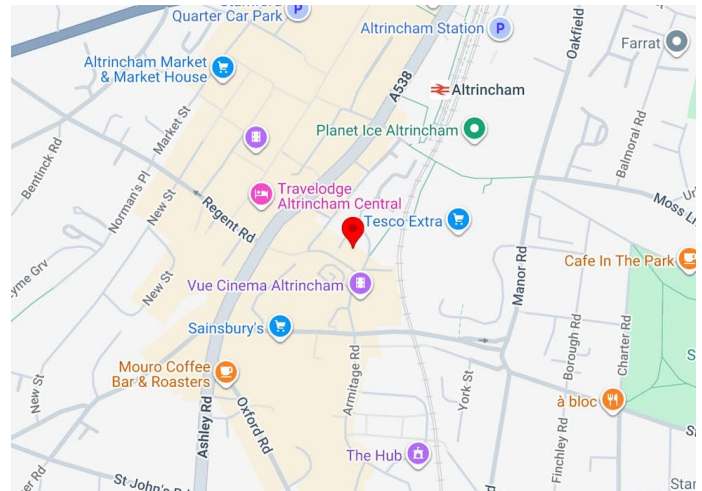
The site is owned by Novo, who have held a prominent role within the town for over a decade, recognised for its contribution towards the town centre's documented regeneration. Novo will be relocating an out of town storage facility, taking a new lease at Denmark Street providing compound storage for its construction and facilities management operations.

There is one structure on the site, an above ground PRI (gas Governor which is owned and operated by Cadent which is approximately 12m2.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,791.60	445.15
Total	4,791.60	445.15



Lease

The lease offered will be on a new 10 year full repairing and insuring term with landlord only break clauses at the expiration of years three, six and nine with six months prior written notice. There will be one CPI review at the fifth year of the term with a cap and collar of 2%-4%. Commencing rent £27,000pax.

Planning / Development

The land has clear development potential for both residential and commercial uses. Interested parties are encouraged to make their own enquiries with TMBC. The site sits within the Goose Green Conservation area. The current use of the site is Sui Generis, albeit for the last 10 years, the sites use has been B8 Storage.

Offers

We are instructed to seek unconditional offers for the freehold interest of £400,000.

VAT

The property has been registered for VAT purposes and the transaction can be dealt with as a TOGC.

AML Regulations

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

All enquiries

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