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SNR

Altrincham Town Centre, mixed-use
Commercial and Residential Freehold Investment

60 Stamford New Road, Altrincham, Cheshire, WA14 1EE

Investment summary

- A rare opportunity to acquire part of a prominent mixed-use block in Manchester's most desirable suburb.
- **Freehold**
- Situated in Altrincham's highly prosperous market town voted 'Best Place To Live' 2021 and Champion High Street of Great Britain 2018.
- In close proximity to Altrincham's prime pedestrianised high street and vibrant Market House Food Hall.
- The opportunity comprises **3 x two bedroom apartments, three ground floor commercial units** and ground rent income generated from 9 apartments. Note 6 apartments have been sold off long leasehold.
- The property is 100% let and provides a gross income of £76,400 pax. ERV of £87,100 pax.
- Offers sought in excess of **£947,000** which represents:

Residential Net Initial Yield: 6.3%

Commercial Net Initial Yield: 10.81%

Residential Revisionary Net Yield: 7.5%

Commercial Revisionary Net Yield: 11.94%

assuming standard purchasers costs of 5.39%





A vibrant building that seemingly blends residential and commercial space

Description

An impressive structure marries historic elegance with modern functionality, creating an inviting environment for both residents and businesses

60 Stamford New Road is a 4 storey terraced building built between 1897-1908 from red stock brick which is laid in a variation of brick bonds. The roof is cladded with blue slate and has external chimneys, a brick balustrade and decorative urns. Other architectural features include a porch, terracotta detailing, terracotta Corinthian pilasters and cartouches. The building has a regular form and a symmetrical composition. The building was re-developed in 2018 creating three new commercial units on the ground floor and 9 apartments on the upper floors.

The ground floor comprises two commercial units fronting Stamford New Road and one commercial unit at the rear which faces The Causeway. Access to all the commercial units is either from Stamford New Road or The Causeway. The occupied commercial units benefit from a standard retail fit

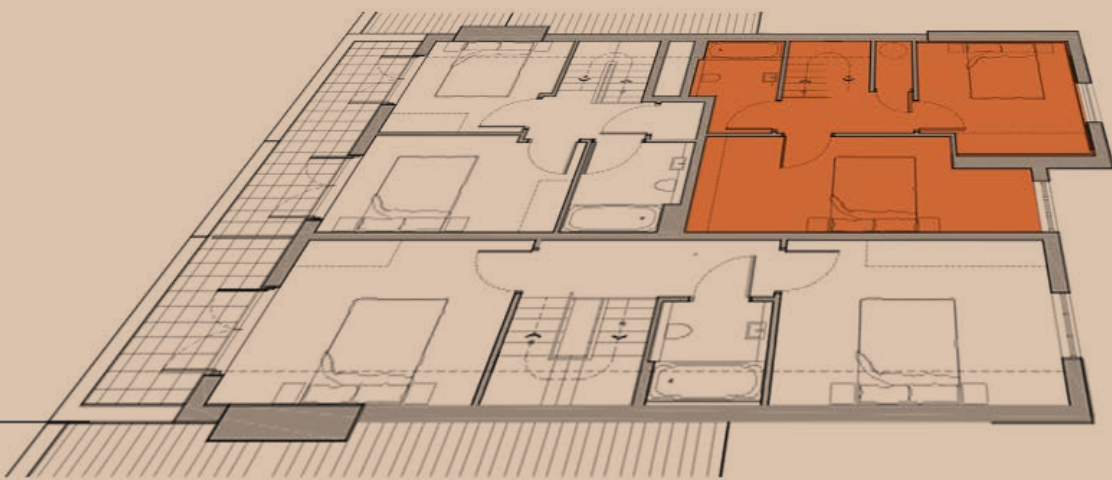
out with the tenants taking the accommodation originally as shell and core. The vacant unit is white boxed and ready for immediate occupation.

The contemporary apartments are accessed via a central core. Apartments 3 and 6 are identical in configuration both providing two bedrooms, one bathroom and open plan living / dining with fully integrated kitchens. Apartment 9 provides a two bedroom Penthouse duplex with a similar specification but includes one car parking space.

There is a basement which was mothballed by the current owners.

Fourth Floor

Apartment 9 upper



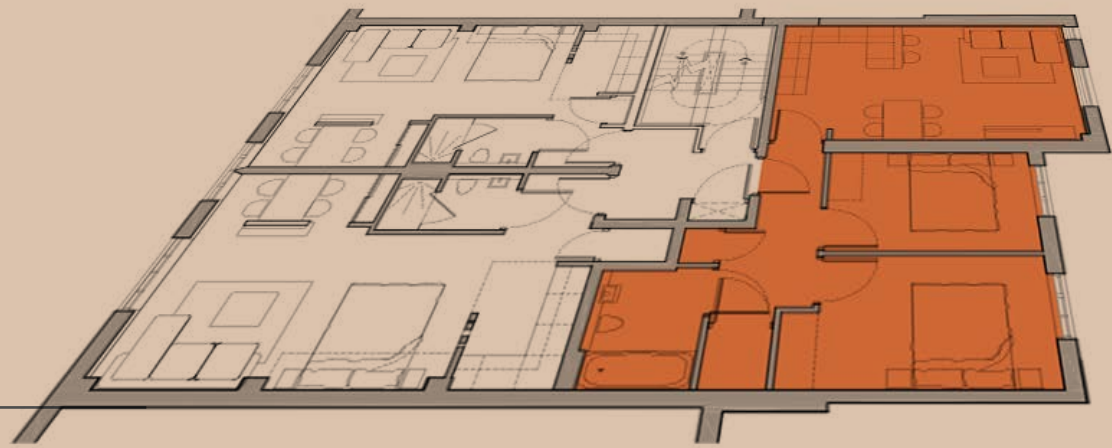
Third Floor

Apartment 9 lower



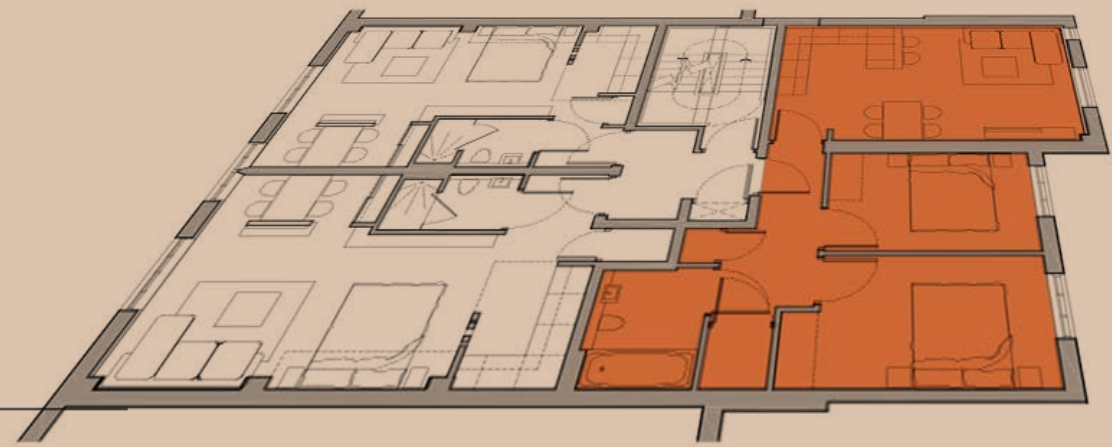
Second Floor

Apartment 6



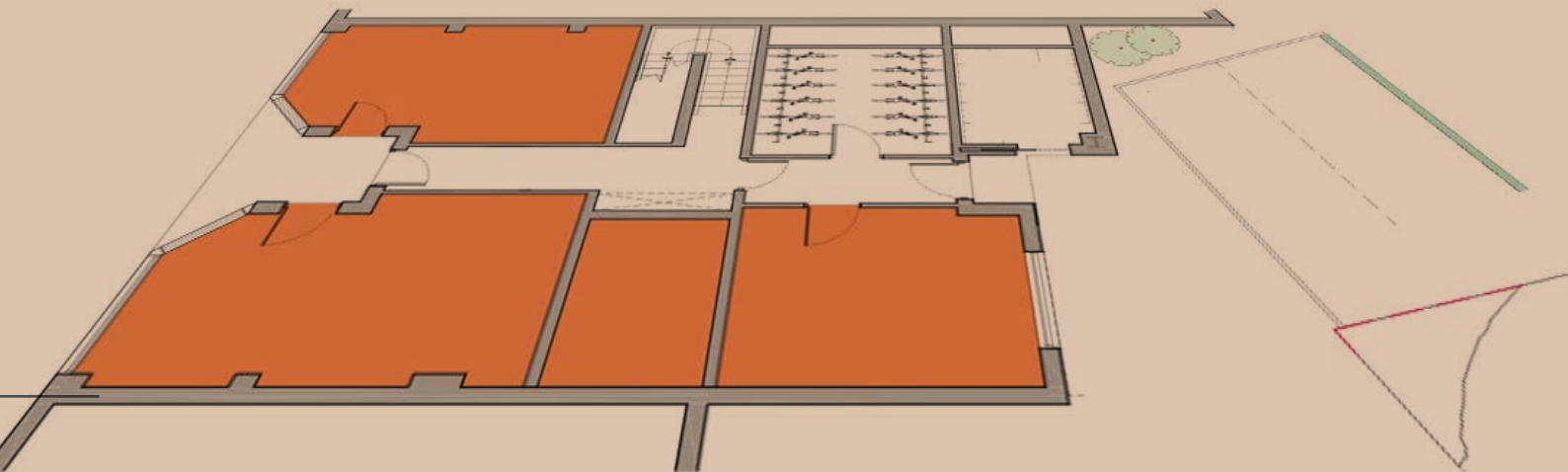
First Floor

Apartment 3



Ground Floor

3 commercial suites

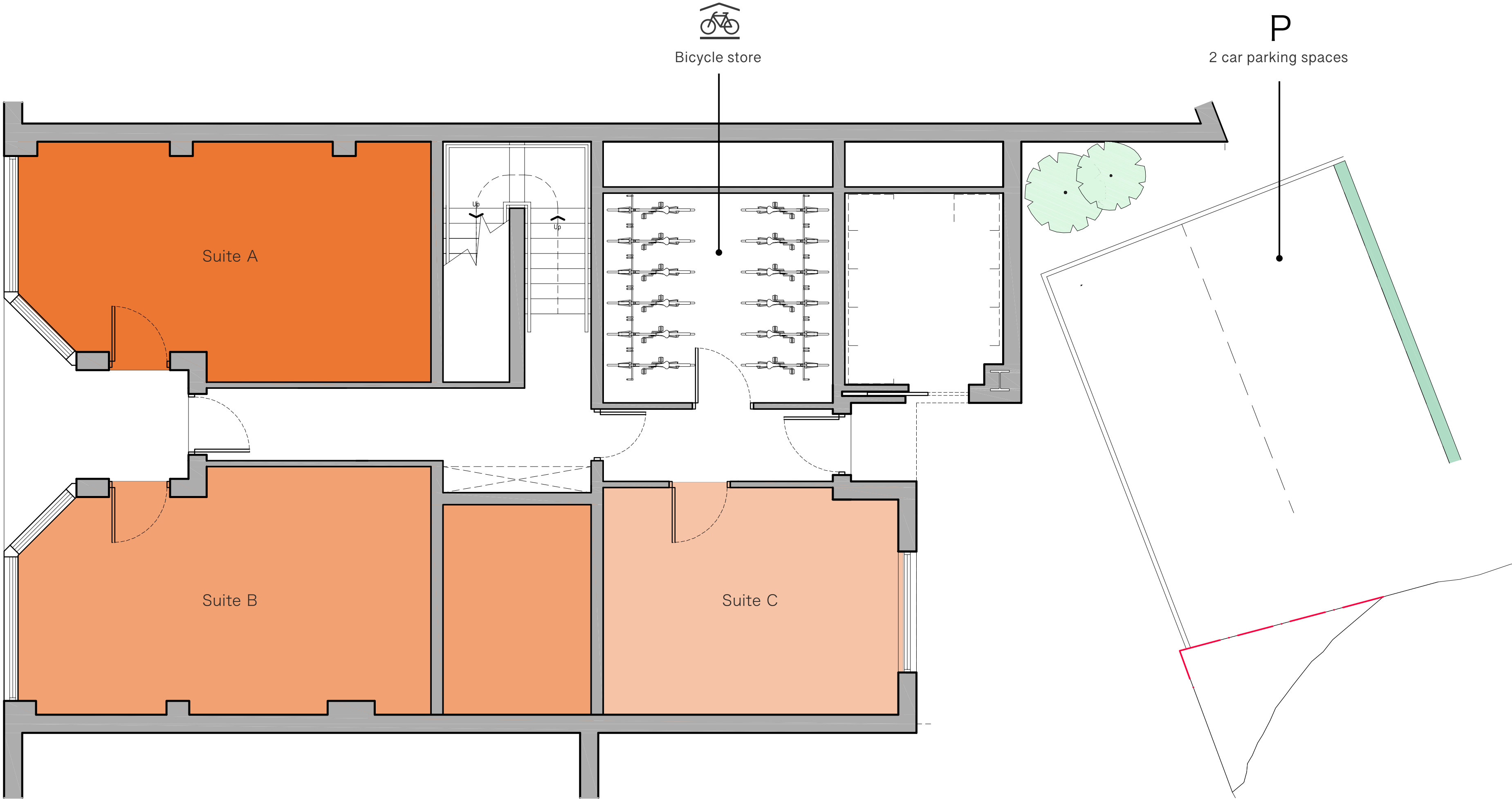


Ground Floor

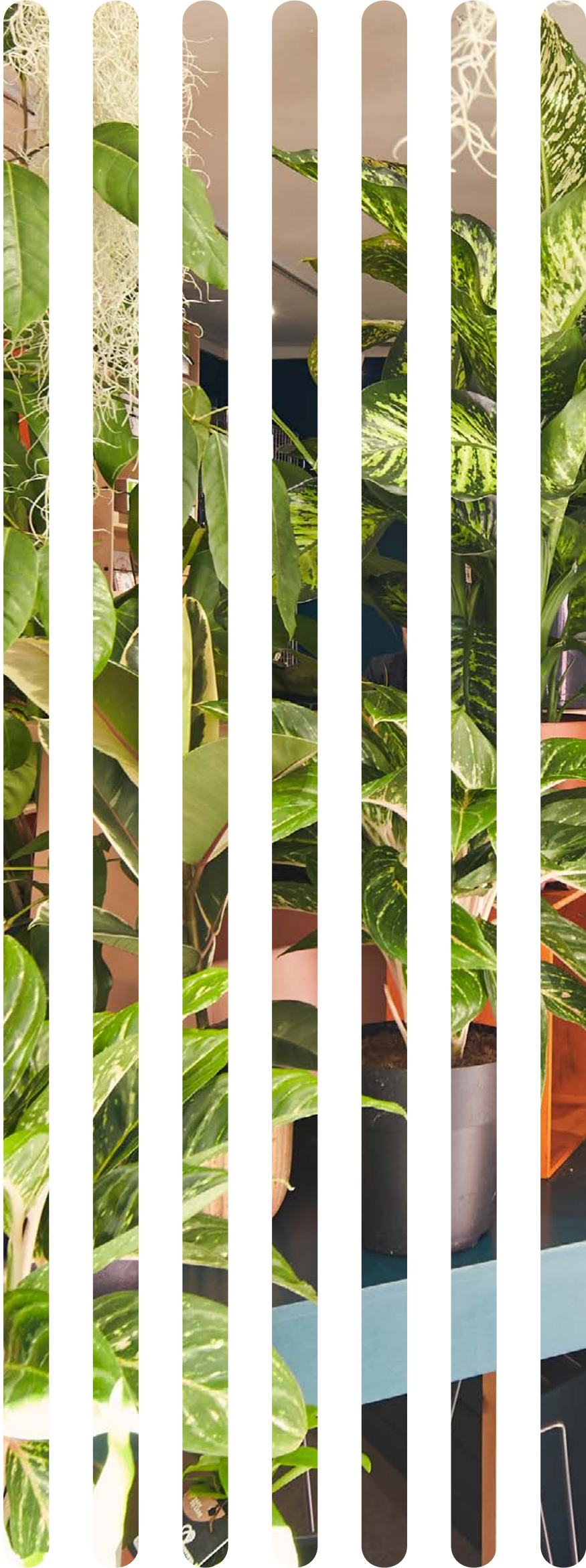
Commercial accommodation designed for visibility and accessibility

It features two commercial retail spaces that face Stamford New Road, providing excellent visibility and foot traffic. There's another suite located at the rear, ideal for office use.

Suite	Use	Sq ft	Sq M
A	Retail	275	25.5
B	Retail	245	22.7
C	Office	170	15.7
Total	-	690	63.9



Suite A





Suite C



Versatile space for a
variety of purposes



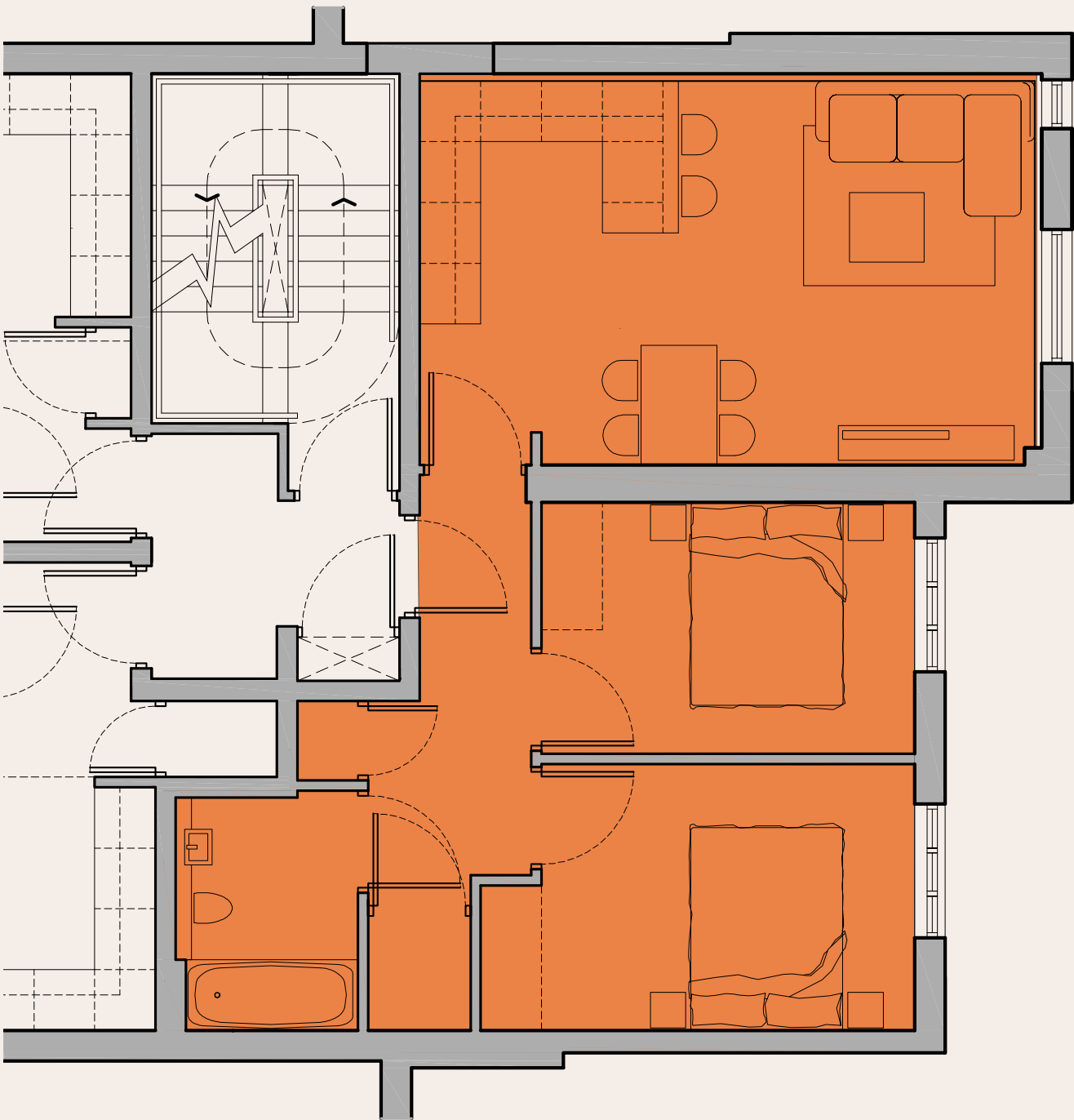
Residential accommodation designed for modern living

Each of the three apartments boasts fully integrated modern kitchens, stylish Duravit bathrooms, energy efficient heating panels and media and BT points, providing residents with both comfort and ease.

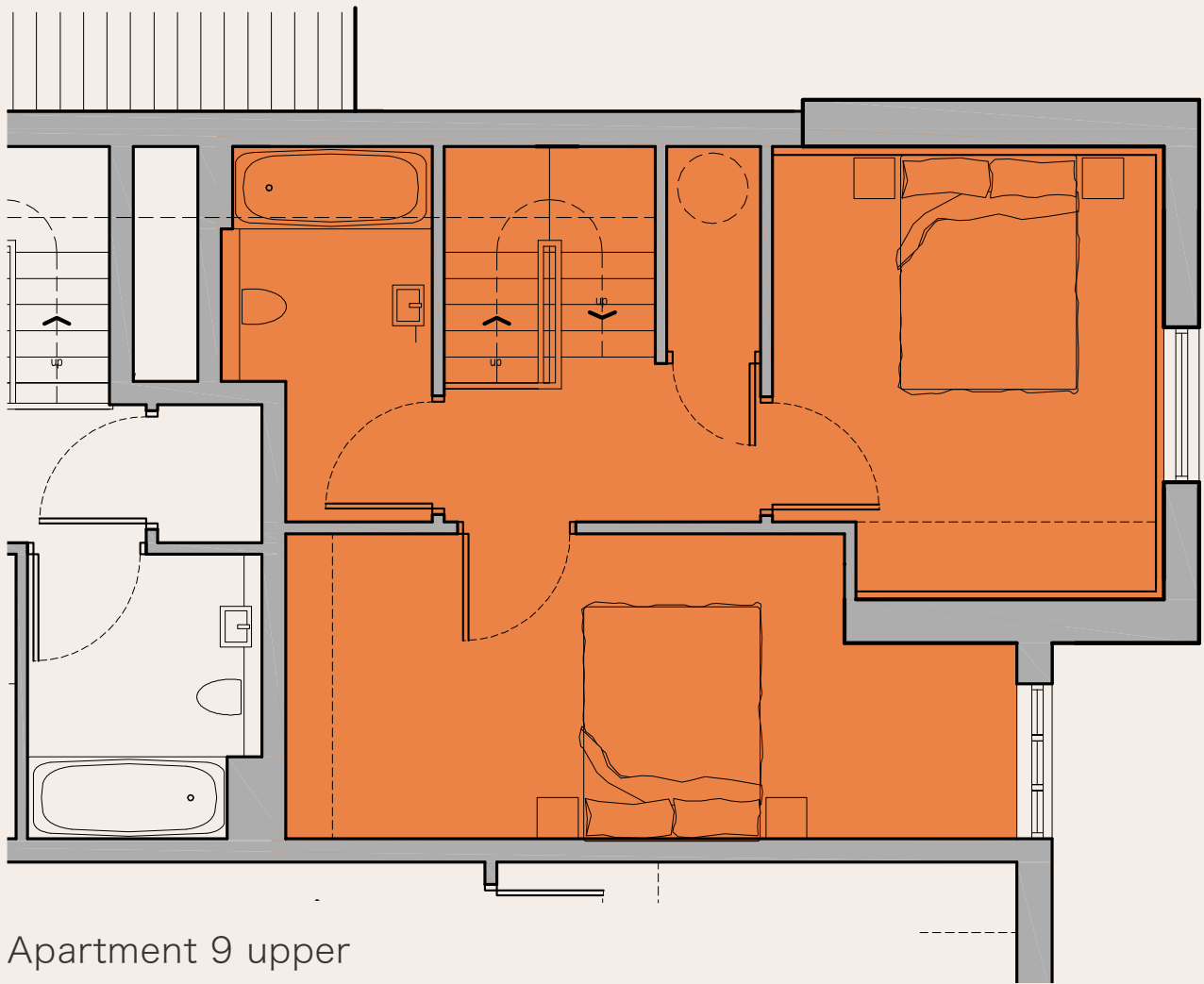
Apartments 3 and 6 share an identical floor plan, while apartment 9 features a unique duplex design. All three options come equipped with two bedrooms, perfect for various living arrangements.

Residents will find themselves just steps away from shops, dining venues, and lush green spaces—an ideal blend of convenience right at your doorstep!

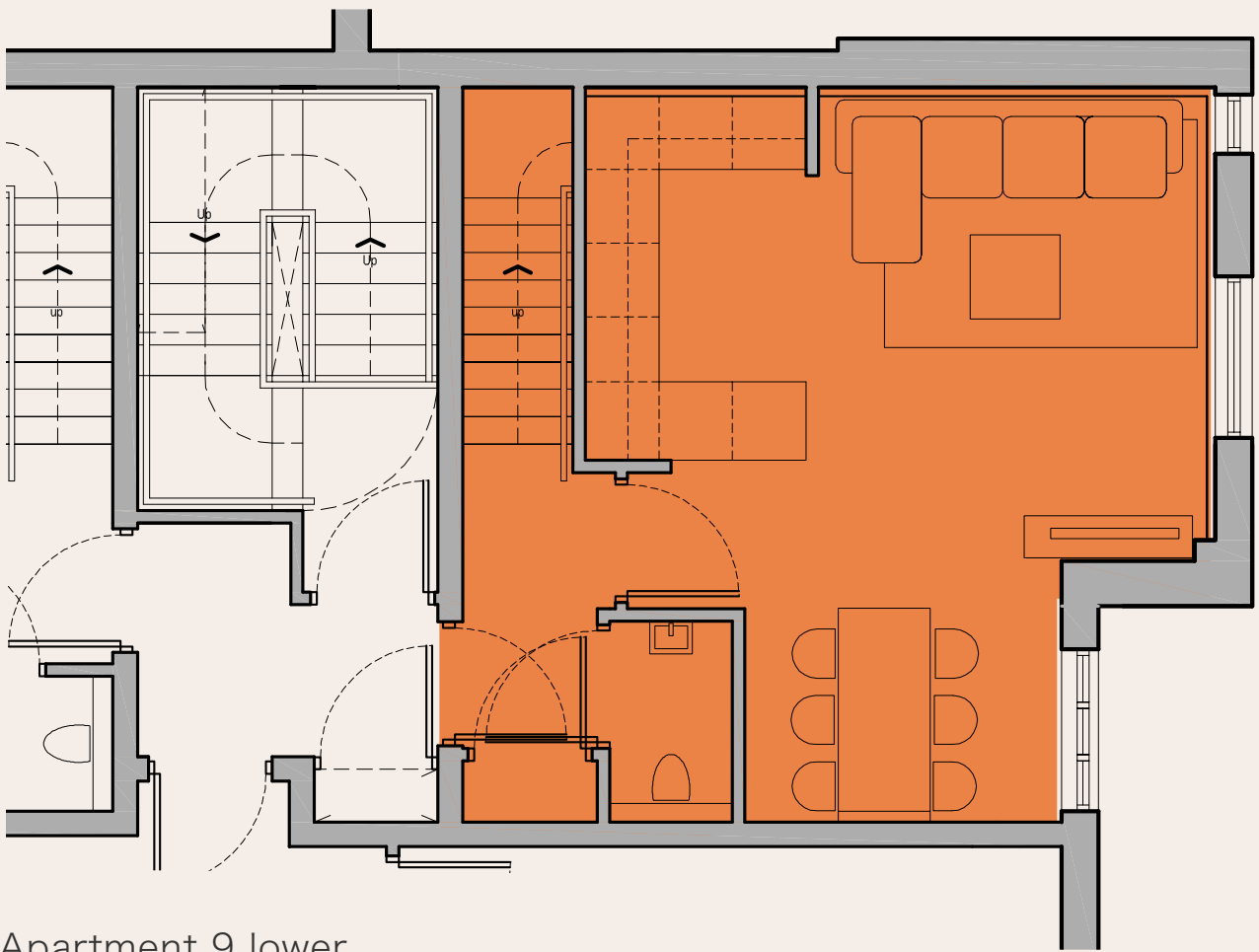
Apartment	Floor	Beds	Sq ft	Sq M
3	First	2	600	55.7
6	Second	2	600	55.7
9	Third/Fourth	2	775	71.9
Total		-	1,975	183.3



Apartments 3 and 6



Apartment 9 upper



Apartment 9 lower



Tenancy schedule

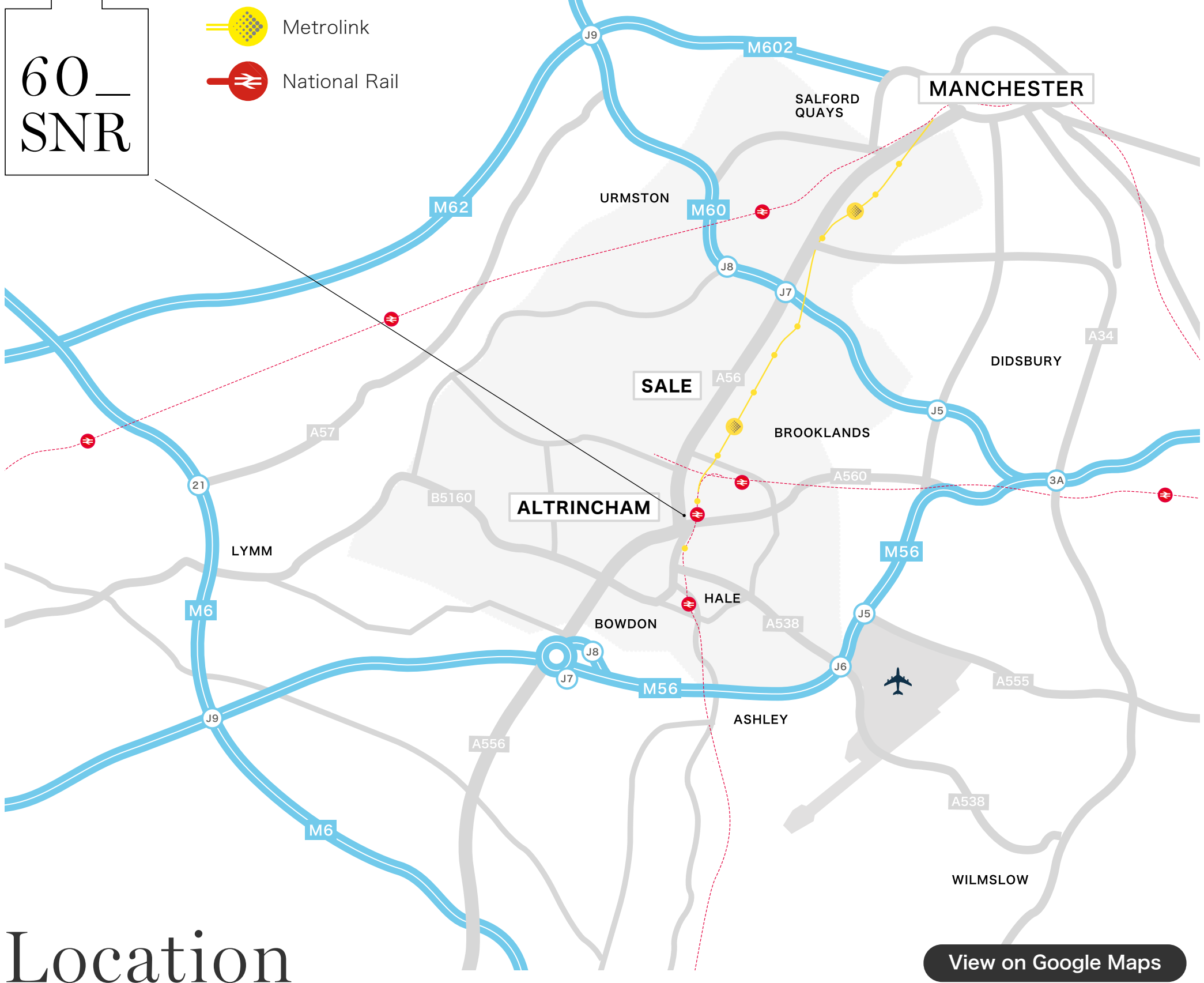
Commercial Suites	Tenant	Elevation	Area Sq Ft (Sq M)	Lease Term	Lease Expiry	Rent £/pax	ERV £/pax
A	Green & Grounded	Front	275 (204)	5 years	23.08.25	£13,500	£15,000
B	Adore Brow Bar	Front	245 (193)	5 years	12.10.25	£13,500	£15,000
C	Tenant Motherwell Tank Ltd T/A Green Tuition	Rear	170 (270)	12 months	09.06.26	£6,500	£7,000
Total			690 (64)			£33,500	£37,000

Residential Apartments	Floor	Beds	Area Sq Ft (Sq M)	Lease Term	Lease Expiry	Rent £/pax	ERV £/pax
3	First	2	600 (55.7)	1 year	14.03.25	£12,000	£15,600
6	Second	2	600 (55.7)	6 months	Holding over	£14,400	£15,600
9	Third/Fourth	2	775 (72)	1 year	01.05.26	£14,400	£16,800
1, 2, 4, 5, 7, 8	-	-	-	-	-	£2,100	-
Total			1,975 (183.4)			£42,900	£48,000

Combined total			2,665 (247.58)			£76,400	£85,000
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Altrincham Interchange
is a 2-minute walk



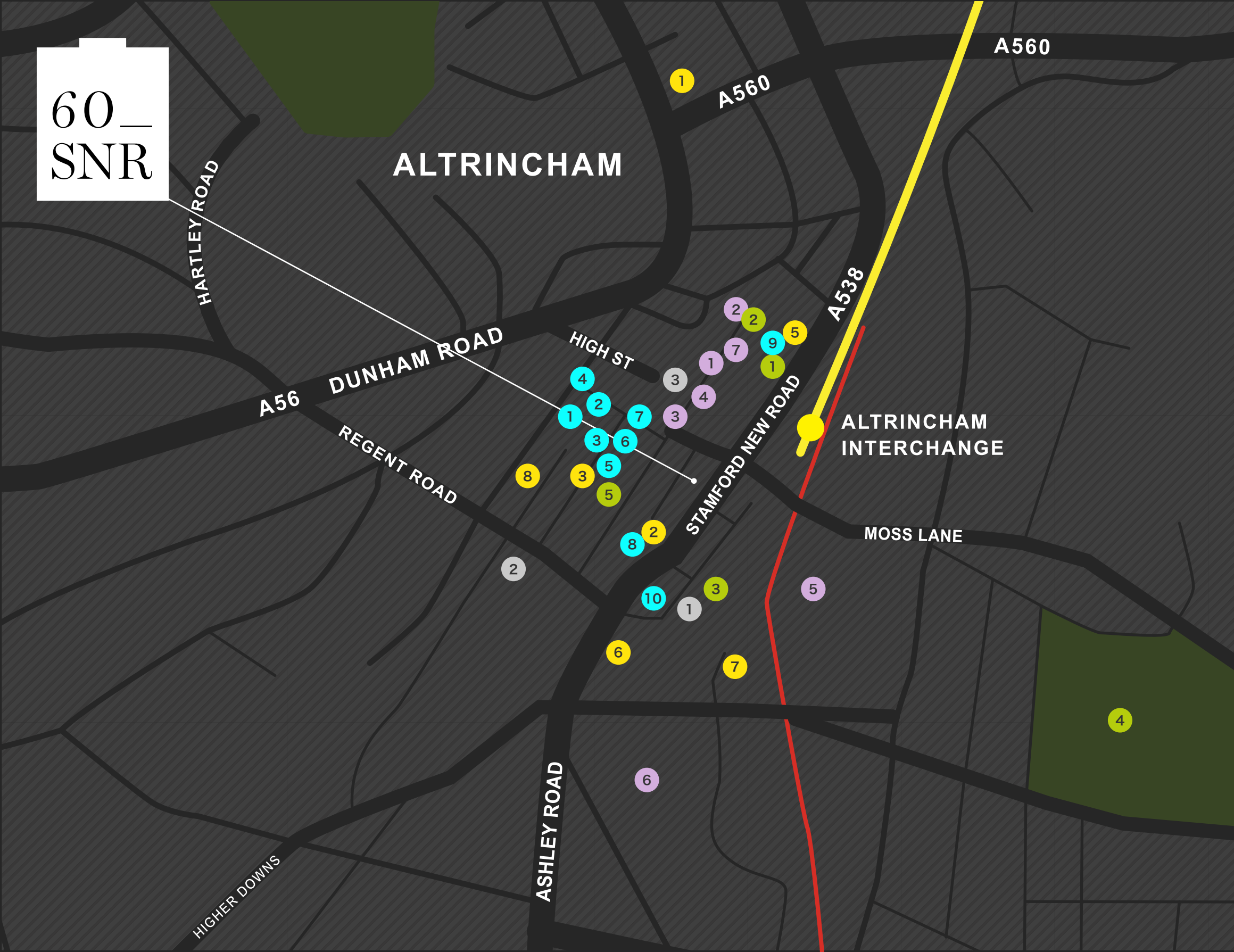
Location

60 Stamford New Road is located in the heart of Altrincham, a highly affluent commuter town strategically located 8 miles south of Manchester city centre.

Altrincham has excellent communication links being located 3 miles (5km) south of Junction 7 of the M60 Orbital and 3 miles (5 km) east of Junction 3 of the M56, which in turn provides access to the

M6 and wider motorway network. The A56 provides direct access from Altrincham to Manchester city centre to the north and motorway to the south.

The town also benefits from strong public transport links, with Rail, Metrolink and Bus services provided via Altrincham Interchange. The property is situated within a 2-minute walk to the Interchange, providing unrivalled connectivity.



Food/Drink

- 1. Market House
- 2. Rigatoni's Pasta Kitchen
- 3. Con Club/Porta Tapas
- 4. So Marrakesh
- 5. Rudy's Pizza
- 6. Unagi Sushi
- 7. Gail's
- 8. Cheshire Tap Pub/Kings Court
- 9. Nell's Pizza
- 10. Goose Green

Retail

- 1. Stamford Quarter Shopping
- 2. Flannels Clothing
- 3. Marks & Spencer
- 4. Mountain Warehouse (Opening Autumn 2024)
- 5. Tesco Extra
- 6. Sainsbury's
- 7. Look Fantastic

Wellness

- 1. Pure Gym
- 2. Orange Theory
- 3. Total Fitness
- 4. Stamford Park
- 5. Strength Collective

Car Parks

- 1. Goose Green
- 2. Regent Road
- 3. Stamford Quarter

Other Sites

- 1. Best Western Hotel
- 2. Travellodge Hotel
- 3. Everyman Cinema
- 4. Ice Rink
- 5. Lane 7 Bowling
- 6. Altrincham Hospital
- 7. Vue Cinema Complex
- 8. NHS Health Centre

Situation

A prime spot for both business and leisure

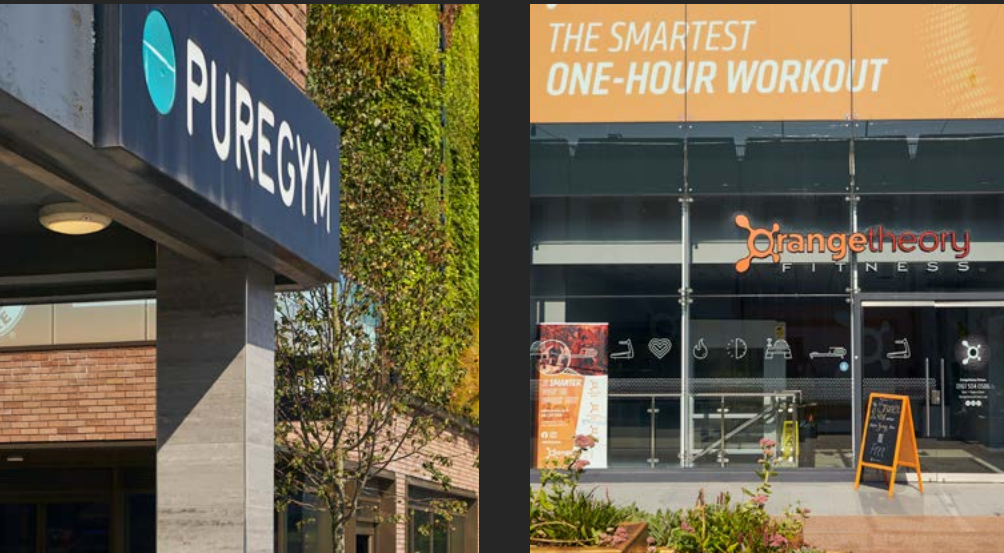


60 Stamford New Road occupies a prominent frontage along the newly revamp public realm along Stamford New Road in the heart of Altrincham, a historical market town.

Situated in a lively neighbourhood, this property enjoys an ideal location among numerous well-known local and national brands.

The vibrant town presents an appealing mix of shopping and entertainment options, making it a hub for both residents and visitors alike.

Additionally, you'll find a variety of essential service outlets nearby to meet everyday needs.

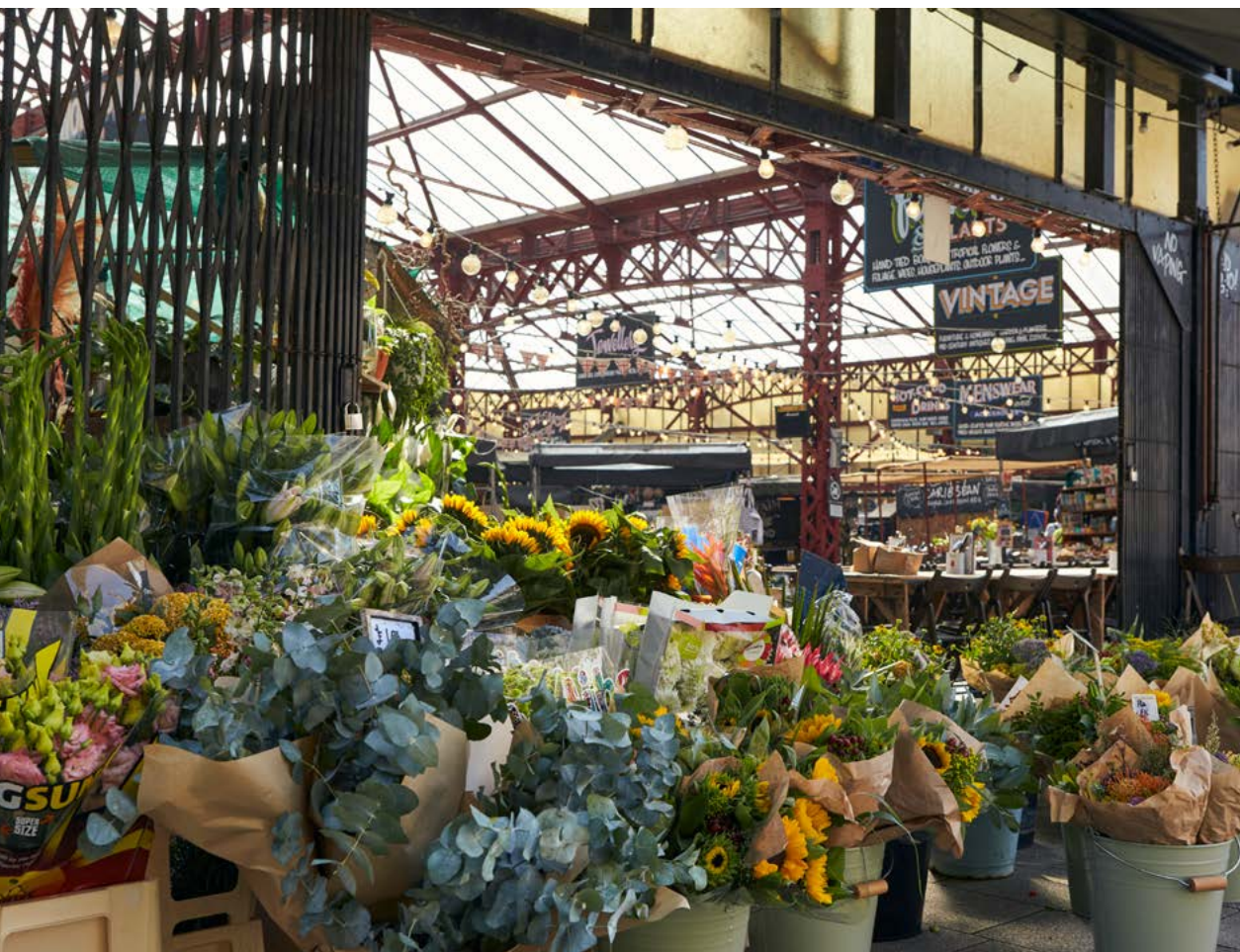




Altrincham Interchange



Stamford Quarter Shopping



Market House



Foundation Development

The success of

Altrincham

Altrincham is an historic market town and an affluent commuter suburb of Greater Manchester, located approximately 9 miles southwest of Manchester City Centre. The town has a population of 55,429 inhabitants (2021 Census) but draws on a larger district population of circa 210,000, with 410,800 people live within 6 miles of the town centre. Altrincham and the adjacent residential areas of Hale, Hale Barns and Bowdon comprise Greater Manchester's 'stockbroker belt' and are particularly popular with executive homeowners, due to a combination of excellent education facilities, good quality housing stock, attractive shopping, and leisure facilities; all within a very short commuting distance of Manchester City Centre.

The area is particularly popular with executive home owners, due to a combination of excellent education facilities, good quality housing stock, nearby Cheshire countryside and excellent comparison shopping and leisure facilities; all within a very short commuting distance of Manchester City Centre.

The overall vitality of Altrincham town centre has been significantly enhanced by the regeneration and conversion in 2014 of the listed Altrincham

Market House which is now a multi award-winning Artisan Food Hall providing approximately a 180 seat central covered eating area.

Retailing in Altrincham is focused along George Street which forms the prime pedestrianised pitch of the town centre and is anchored by the Stamford Quarter to the North and the newly transformed George Street to the South.

The food and beverage scene is vibrant and the town is now considered to be the Renaissance town of Greater Manchester. There are now a plethora of high quality independent restaurants, coffee house, bars and shops scattered around the town centre with a high concentration around the now famous Market Quarter.

Further regeneration is centred around the JV TMBC/ Bruntwood £50m Foundation redevelopment which is set to provide 75,000 sq ft of work, retail and leisure space.

Further information

VAT

The property is elected for VAT and it is anticipated that the property will be sold as a TOGC.

Service Charge

A service charge is in place that covers the common areas, externals and structure.

Dataroom

Full legal documentation can be made available to interested parties via a legal dataroom.

Tenure

The property is held Freehold.

Proposal

Our client is seeking offers in excess of **£947,000 (NINE HUNDRED AND FORTY SEVEN THOUSAND POUNDS)**, subject to contract and exclusive of VAT. A purchase at this level reflects the following yield profile assuming standard purchasers costs of 5.39%

Residential Net Initial Yield: 6.3%
Commercial Net Initial Yield: 10.81%
Residential Revisionary Net Yield: 7.5%
Commercial Revisionary Net Yield: 11.94%

Contact

For further information or to arrange an inspection please contact joint agents:



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