



For Sale - Prominent Retail Investment

25 Station Road and 3 Warren Street, Cheadle, Cheshire, SK8 5AF

3,121 ft² (289.94 m²)

- Producing a total of £40,000 per annum
- Let to a National Retail and well established Local Business
- Attractive Corner position
- Net Initial yield of 6.31% after purchasers costs
- Located on a well established retail parade



Description

The opportunity is to acquire a prominent corner position retail investment along Station Road Road in Cheadle, below is a breif summary of the investment.

- 25 Station Road - Front Unit ground and first floor - Agreement to lease with Barnardo's on a 15 year Full Repairing and insuring lease at an annual rental of £29,000 per annum from October 2015, there is a tenants break option at year 10.
- 3 Warren Road - Rear Unit ground and first floor - Agreement to lease with Harry Berger Specialist Cleaners and Dyers Limited on a 10 year lease with a tenants break option at year 5 at an annual rental of £11,000 per annum from July 2015. We understand Personal Guarantees are in place from the company directors.

Total £40,000 per annum

Location

The subject property is located along Station Road, Cheadle Hulme an affluent suburb, located approximately 7 miles south east of Manchester city centre. The premises fronts a prominent corner position on a well-established retail parade, close to Waitrose, Soap Hairdressing and Bryants Furniture. Asda and Cheadle Hulme railway station are all in close proximity to the subject property.

Tenure

Freehold

Price

We are seeking offers of £600,000 for the investment which reflects a net intial yeild of 6.31% after purchasers costs

Planning Use

A1 Retail

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Both tenants are responsible for the payment of the Business Rates

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial
John Fletcher
01204 525252
john.j.fletcher@millermetcalfe.co.uk

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