

22 Greenwood Street Altrincham Cheshire WA14 1RZ
Tel: 0161-929 8832 Fax: 0161-928 8709
e-mail: enquiries@petercharlton.com Web site: www.petercharlton.com

RETAIL INVESTMENT FOR SALE
166/168 NORTHENDEN ROAD
SALE MOOR, CHESHIRE M33 3HE
£185,000



LOCATION

Sale Moor is conveniently positioned only one mile south of Junction 6 of the M60 motorway network and 2 miles east of the A56 which links the town of Sale with Manchester city centre.

The well-established Sale Moor village is a popular retail destination with the local population and provides a good mix of local and national retailers offering a range of services including Banks (Lloyds, TSB), Post Office, and eateries and takeaways (Greggs).

DESCRIPTION

The properties comprise two separate mid terrace retail units arranged over three floors, of brick construction under a pitched slate tiled roof. There is access from the rear through a shared yard.

ACCOMMODATION

The following accommodation is provided, measured on a net internal basis in accordance with the RICS Code of Measuring Practice.

SHOP	166 sq ft	168 sq ft	166 sq m	168 sq m
Ground Floor	260	339	24.18	31.5
First Floor	261	288	24.22	26.76
Basement	287	159	26.70	14.77
Total	808	786	75.10	73.03
ITZA	250.90	260.50	23.10	24.20
Frontage			4	3.86

TENURE

The property is freehold.

TENANCIES

166 Northenden Road - The entire property is held on a full repairing and insuring lease for a term expiring 7 December 2024 to Mr Gholam Hussein Mozahari at a rent of **£8,750** per annum. The Lease incorporates 3 yearly rent reviews to the higher of either open market rental value or 3% per annum compound, the next review being due 25 December 2012.

168 Northenden Road - The entire property is held on a full repairing and insuring lease for a term expiring 28 September 2023 to Ms M Hicken at a rent of **£7,750** per annum. The Lease incorporates 3 yearly rent reviews to the higher of either open market rental value or increase in line with RPI.

RATING ASSESSMENT

Rateable Values:	166 Northenden Road	£7,000
	168 Northenden Road	£6,300

The current UBR for 2010/2011 is 43.3p in the pound.

PROPOSAL

£185,000 (one hundred and eighty-five thousand pounds) subject to contract and exclusive of VAT. A purchase at this level would produce a net yield of 8.8%.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with a sale/purchase of the property.

VIEWING

By prior appointment with our clients' local joint agents:

Regional Property Solutions

Grosvenor House, 22 Grafton Street, Altrincham, Cheshire WA14 1DU

Tel: 0161 927 7824, Email: enquiries@r-p-s.co.uk

These particulars are produced in good faith and for guidance purposes only. They do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. All dimensions and areas are approximate. All prices are exclusive of VAT.