



PRIME FREEHOLD RETAIL INVESTMENT
WITH SELF-CONTAINED 4 BED APARTMENT ABOVE
36/36A LONDON ROAD, ALDERLEY EDGE, CHESHIRE SK9 7DZ

INVESTMENT SUMMARY

- **Prominently located retail unit** with **residential apartment** above in the affluent town of Alderley Edge
- **885 sq ft ground floor shop** with **2,390 sq ft apartment** across ground, first and second floors and benefitting from garage to the rear and providing a total GIA of **3,275 sq ft**
- Let to **Fiorucci Limited** under a new **15 year** lease w.e.f 25th March 2019, expiring 24th March 2034 (14.5 years unexpired)
- **£50,000 per annum** passing rent
- 5 yearly upward only rent reviews to open market rental value
- Freehold
- Offers in the region of **£790,000** (STC)
- Attractive Net Initial Yield of **6.00%**



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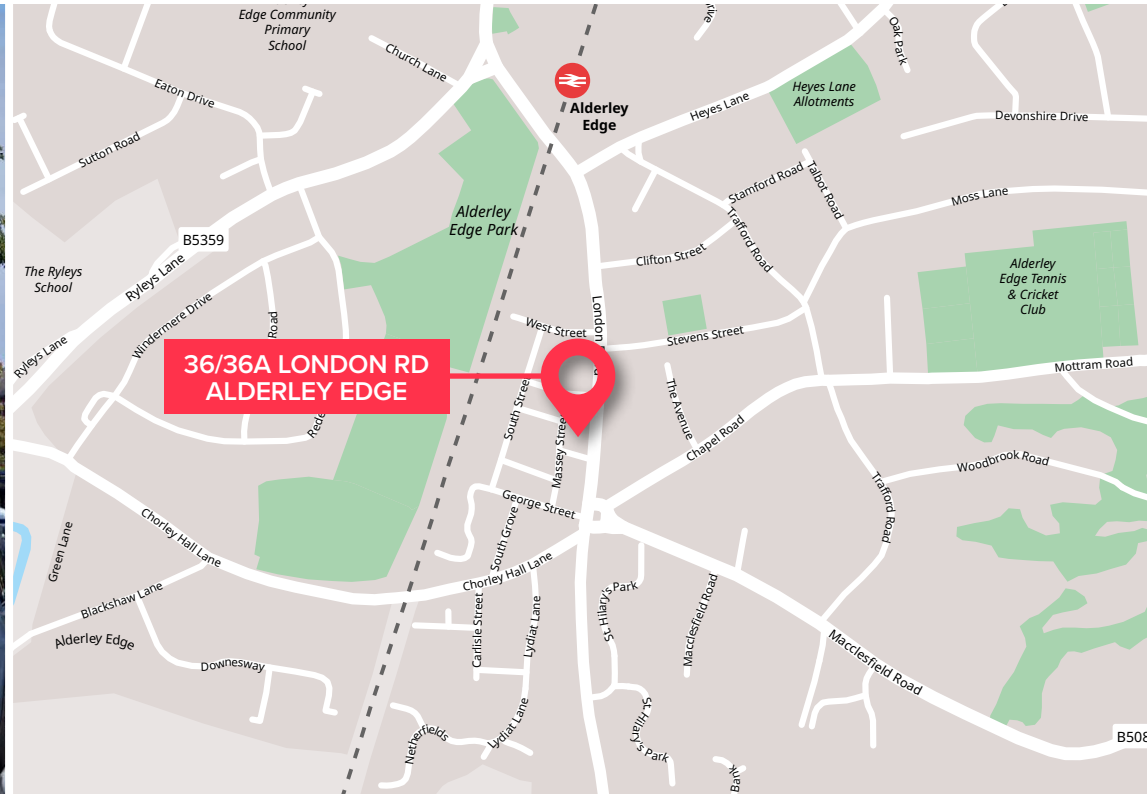
ALDERLEY EDGE

Alderley Edge is located half a mile South of Wilmslow, 5 miles Northwest from Macclesfield and 20 miles South of Manchester City Centre.

The town is well located, with direct access to the M60 via the A34 which is less than a mile away from the property.

Alderley Edge is also served by a national railway station, which is located less than 300 metres away. There are regular services to Manchester (30 minutes), Crewe (22 minutes) and London Euston (128 minutes).

Manchester Airport lies 5 miles North East of Alderley Edge which offers direct flights to over 225 destinations worldwide.



THE TOWN FORMS PART OF THE GOLDEN TRIANGLE AND IS HOME TO A LARGE NUMBER OF VERY HIGH NET WORTH INDIVIDUALS





CONGLETON RD

MACCLESFIELD RD

CHAPEL RD

LONDON RD

TO ALDERLEY EDGE STATION

CHORLEY HALL LN

RAILWAY

36/36A LONDON RD
ALDERLEY EDGE

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DEMOGRAPHICS

Alderley Edge is one of the most expensive and sought-after places to live in the UK outside of central London.

The town forms part of the Golden Triangle and is home to a large number of very high net worth individuals including a significant number of Premiership footballers and prominent North-West business people.

Alderley Edge has a total population of 4,409 people (2001 Census) and a resident population of 107,966 within 5 miles. It has an affluent catchment indicated by 52% of the population being with social class AB and over 78% of household. These statistics are notably above their respective national averages.

SITUATION

The property is situated on the prime pedestrianized section of London Road, which is the main road that runs through Alderley Edge.

Alderley Edge is home to a number of national retailers and multiple successful independent retailers. Waitrose, Tesco, Café Nero, Costa Coffee, Barclays, Victor's and Gusto are a few of the retailers found on London Road.

DESCRIPTION

The property comprises a ground floor retail fit out in a modern style currently trading as a hairdressing salon.

The basement and ground floors are fitted out to a high standard. The first and second floors have been developed into a high specification 4 bedroom apartment with access both the front and rear. A garage is accessed from the rear via an electrically operated door.



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ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The property has the following approximate gross internal areas:

Floor	Area (sqm)	Area (sq ft)
Ground Floor	82.3	885.7
Upper floor apartment	222.0	2,390.0
Total	304.3	3,275.7

We have analysed the ground floor to be 535 ITZA.

TENANCY

The entire property is let to **Fiorucci Limited** under a **15 year term** from 25th March 2019, expiring 24th March 2034, thereby resulting in 14.5 years unexpired term.

The passing rent is **£50,000 per annum**. Assuming an ERV of £1,500 pcm for the apartment, the ground floor rent breaks back to a Zone A of £59 psf. The rent is reviewed 5 yearly on an upward only basis to the open market rental value.

TENURE

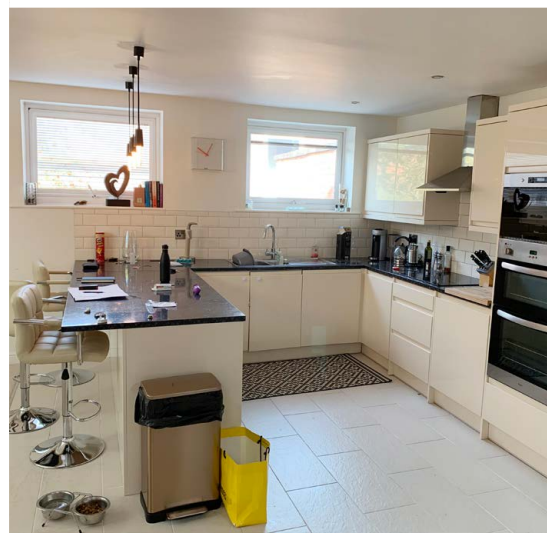
The property is held Freehold under title number CH549096.

COVENANT STATUS

Fiorucci Limited (Company Number: 11938339) is an independent hairdressing salon based in Alderley Edge.

The company has a small business exemption from filing accounts.

They have been in occupation of the property for 6 years and in the village for over 20 years. We understand they trade well.



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PROPOSAL

We are seeking offers in excess of **£790,000**
(Seven Hundred and Ninety Thousand Pounds)
for our client's freehold interest.

A purchase at this level reflects a **6.00%**
net initial yield, after deducting appropriate
purchaser costs.

£ 6.00%
NET INITIAL YIELD

EPC

Available upon request.

VAT

The property is not registered so VAT will not be payable on the purchase price.

ANTI-MONEY LAUNDERING REGULATIONS

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

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

James Kinsler

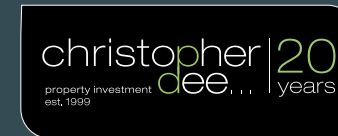
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