

4299

GORTON ROAD / REDDISH
STOCKPORT / SK5 6LR

INVESTMENT OPPORTUNITY
FOR SALE



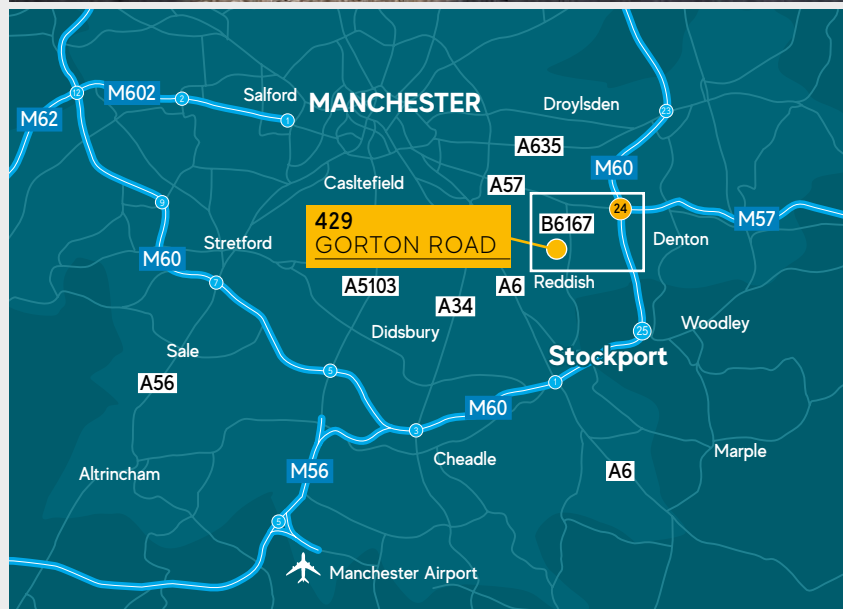
EXECUTIVE SUMMARY

- Investment opportunity comprising a garage / MOT service centre let for 7.5 years
- Let to Mark Anthony Taylor t/a Station Service Centre on a 7.5 year lease from 5 September 2019
- The current rent passing is £20,800 per annum.
- There is an open market rent review every 3rd year.
- Ideal SIPP Investment
- The property is held freehold
- Long term redevelopment opportunity – previous interest from Tesco
- Offers are sought in excess of **£270,000 (Two Hundred and Seventy Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect an attractive **net initial yield of 7.50%**, assuming purchaser's costs of 2.90%



LOCATION

The property is located in Reddish and is situated fronting Gorton Road (B6167) in a mainly residential area, approximately 3 miles north of Stockport town centre. The B6167 links Stockport in the south to Hyde Road (A57) in Gorton to the north. Hyde Road in turn gives access to Junction 24 of the M60 and Junction 1 of the M67 both within 1.5 miles of the subject property. Reddish is approximately 5 miles south east of Manchester, 12.5 miles north east of Altrincham and 13 miles to Manchester Airport. North Reddish railway station is within 150 meters of the property.

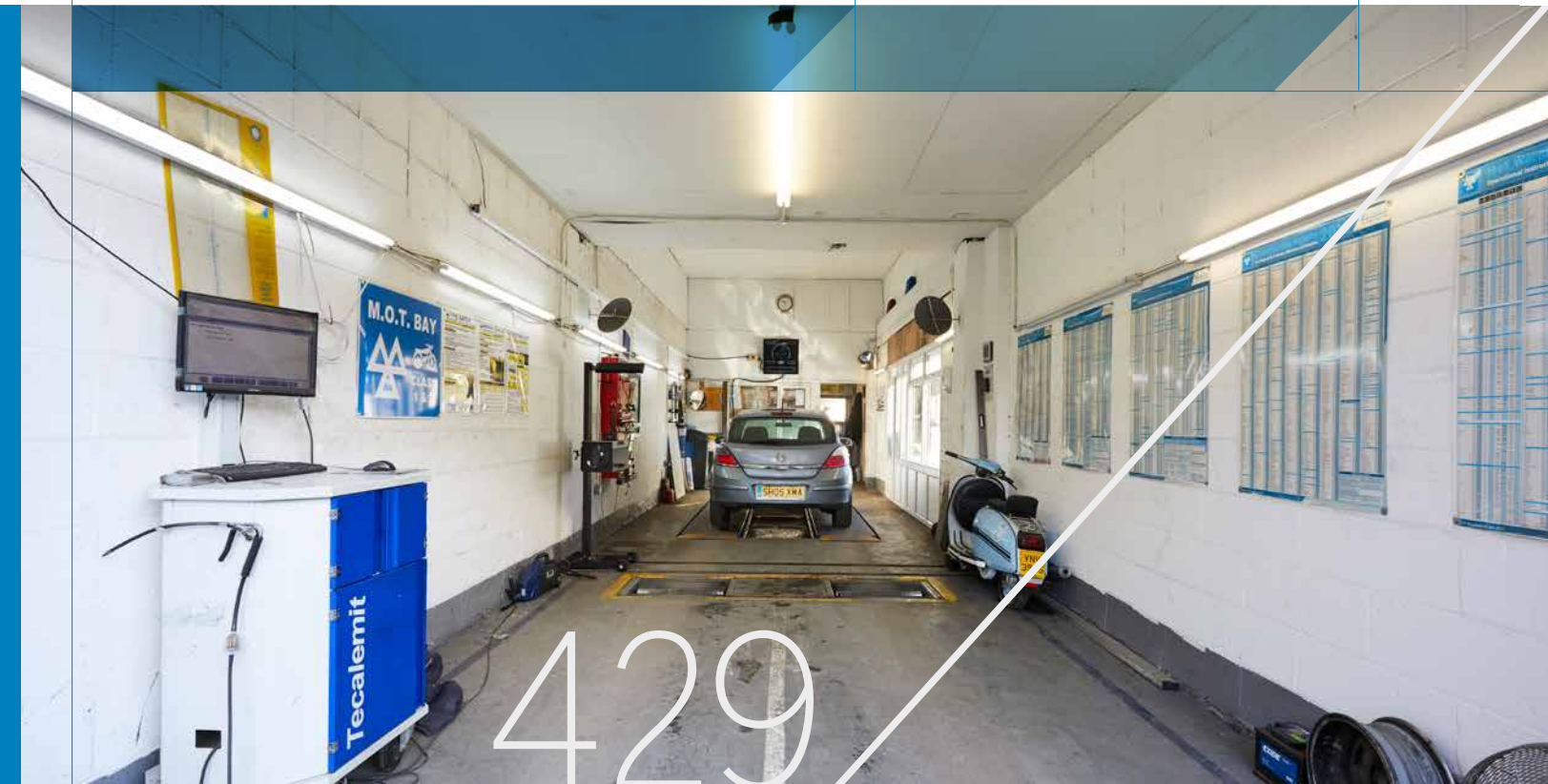
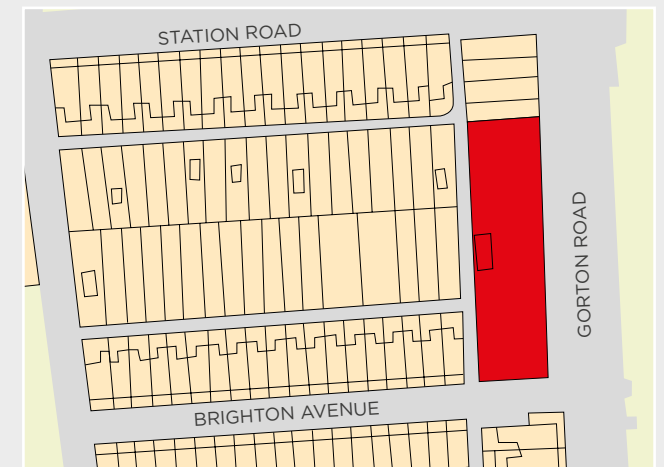


DESCRIPTION

The property comprises a MOT Service Centre and Car Dealership extending to 118.54 sq m (1,276 sq ft) and a hard standing yard area. The whole site is a rectangular plot of land directly facing Gorton Road. The asset comprises a single storey building of conventional brickwork construction and a flat felt roof. The building incorporates two bays fronting Gorton Road and a third bay to the side, with metal roller shutter access. Internally the workshop units provide for a motor trade repair operation with one bay set up for MOT servicing. The floor throughout is concrete and the walls are a mixture of brickwork and blockwork with plaster board ceiling panels. There is a small linking section that joins the two main bays with the MOT bay which incorporates a W/C and a small desk / counter that is used as a basic office. The additional yard area can accommodate approximately 40 cars.

TENANCY

Let to Mark Anthony Taylor t/a Station Service Centre on a 7.5 year lease from 5 September 2019 at a rental of £20,800 per annum. There is an open market rent review every 3rd year.



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EPC

Energy Performance Certificates for the units are available upon request.

VAT

The property is not elected for VAT.
So VAT will not be chargeable on the sale.

ANTI-MONEY LAUNDERING

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.

PROPOSAL

Offers are sought in excess of **£270,000 (Two Hundred and Seventy Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect an attractive **net initial yield of 7.50%**, assuming purchaser's costs of 2.90%.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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