

**FOR SALE**



## MIXED USE, INCOME PRODUCING INVESTMENT

**334 Manchester Road,  
Timperley, Altrincham,  
WA14 5NH**

- Prominent roadside location
- Large residential catchment nearby
- Two shops with flat above producing an income of £24,400pax



## LOCATION

The property is positioned set back from Manchester Road (A56), approximately 1.4 miles north of Altrincham town centre. The property is positioned in a retail parade which includes Subway (adjacent) and other independent operators including a restaurant and beautician. Other properties nearby include RRG Toyota, Trafford College and an office park with operators including Lookers and Dulux. Motorway access is within 2.4 miles (M60, junction 7).

## DESCRIPTION

The property comprises a mixed use investment, comprising two retail units (334 and 334a) at ground level with a separately accessed, two bedroomed flat (334b) to the first floor. The property is constructed of brick elevations beneath a pitched roof. The retail units have single glazed timber shop fronts, whereas the apartment is majority UPVC double glazed. 334 and 334b Manchester Road both benefit from gas central heating.

## ACCOMMODATION

The property has the following floor areas:

Property	M <sup>2</sup>	Ft <sup>2</sup>	Measurement
334 (ground floor retail)	49.8	536	Net Internal Area
334a (ground floor retail)	24.68*	266*	Net Internal Area
334b (first floor apartment)	55.085	593	IPMS 3B
<b>Total:</b>	<b>129.565</b>	<b>1,395</b>	

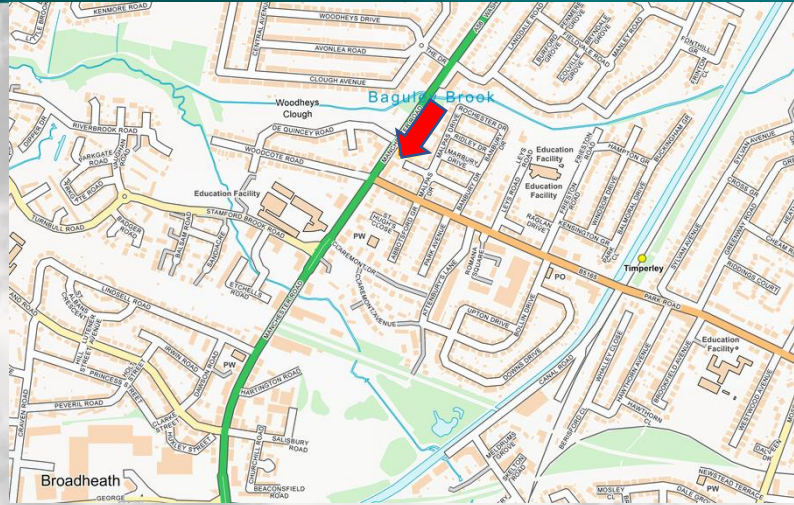
\*Floor areas for 334a have been taken from the Valuation Office Agency. WT Gunson have not been able to inspect 334a at the time of publication

## TENANCY

The property is occupied on three separate leases – please see tenancy schedule overleaf.

## TENURE

Freehold (title number P151849).



## DATAROOM

A dataroom is available which includes the leases, title documents and EPCs.

## PROPOSAL

The freehold is available for **offers in excess of £285,000**.

A purchase at this level would represent a **Net Initial Yield of 8.33%**.

## VAT

TBC

## EPC

C (74).

## VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle  
(email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

Matt Styles  
(email: [matthew.styles@wtgunson.co.uk](mailto:matthew.styles@wtgunson.co.uk))

Tel: 0161 833 9797

Date of Preparation: February '24



**TENANCY SCHEDULE**

Property	Occupier	Lease Date	Lease Expiry	Annual Rent	Rent ITZA	Comments
334 Manchester Road	Pearl-T Timperley	7/11/2023	6/11/2028	£10,200	£29.06	Inside LTA 1954.
334a Manchester Road	J. Regan, trading as Geezer's Gents Hairdresser	01/2/2024	31/2/2025	£4,000	£19.23	Inside LTA 1954.
334b Manchester Road	Private Individual	25/08/23	24/08/24	£10,200	n/a	n/a
				<b>Total: £24,400</b>		



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