

INVESTMENT SALE

**POPPYTHORN LANE, PRESTWICH, GREATER
MANCHESTER, M25 3BS**



2,689 Sq Ft (249.81 Sq M)

0.59 ACRES (0.238 HECTARES)

- **INCOME PRODUCING INDUSTRIAL INVESTMENT**
- **FUTURE DEVELOPMENT OPPORTUNITY**
- **CLOSE TO JUNCTION 17 OF THE M60**
- **FREEHOLD**



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LOCATION

The premises are situated fronting Poppythorn Lane, Prestwich at the Junction with Heys Road. The adjacent Fairfax Road provides access to the A56 Bury New Road. Junction 17 of the M60 Motorway is approximately 3/4 of a mile to the North West, the A56 provides access to Manchester City Centre, which is approximately 5 miles due South.

DESCRIPTION

The property comprises of steel portal framed unit, clad in profile steel to the roof and to the walls. Internally the walls are concrete block. The internal sub-divisions provide a car preparation area; small workshop and offices; toilets and training room. The offices have suspended ceilings with fluorescent lighting.

Externally there is a significant tarmaced yard area with a capacity for 78 cars approximately, with further car parking to the front.

The site has long term future development potential subject to the necessary planning consent. The attached plan shows an indicative layout for residential development.

ACCOMMODATION

	Sq. ft	Sq. m
Total Area	2,689	249.81

(Gross Internal)

LEASE TERMS

We believe the tenure of the property is freehold and free of any chief ground rent.

INVESTMENT SUMMARY

The property is let to Rozafa Ltd on a 5-year lease from 22 January 2020, with a passing rent of £36,000, the lease is FRI and subject to a schedule of condition and a personal guarantor.

The lease is also subject to an upward only review to be determined in accordance with open market rent



with a minimum uplift to £38,210. The full lease is available on request.

SERVICES

All main services are installed, including gas fired central heating in the offices and a gas warm air blower in the workshop. None of the services have been tested.

PRICE

Offers over £500,000 – Reflecting a NIY of 6.88% assuming purchasers costs of 4.70%

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The rateable value is £31,500.00 per annum.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request. The EPC rating is C.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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VIEWING

Strictly by appointment with the joint agents,
NOLAN REDSHAW.

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LATITUDE REAL ESTATE

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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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