

FOR SALE

SOUTH MANCHESTER RETAIL INVESTMENT PORTFOLIO



Marsland Road, Sale



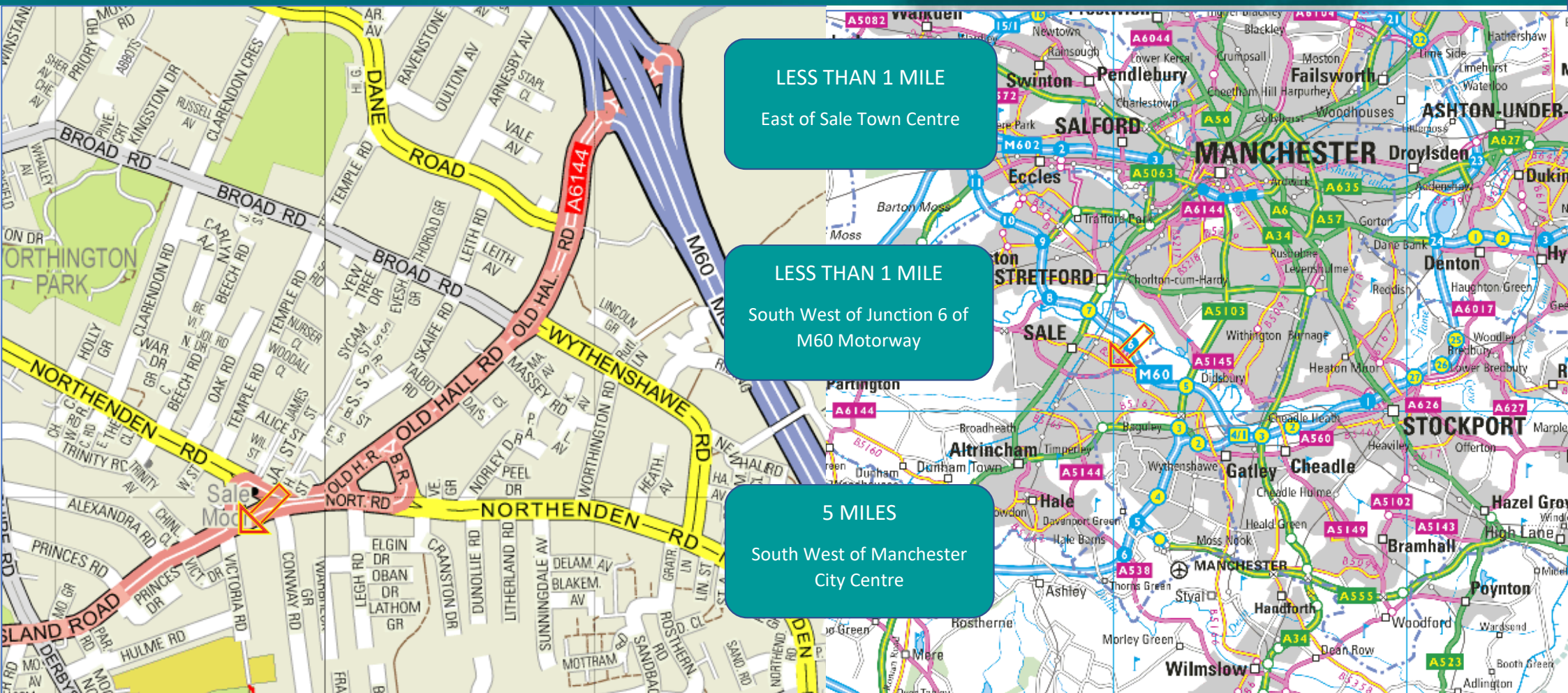
Princess Road, Withington

- Current income £184,159.10pa including ground rents
- Comprises 3 retail parades, plot of land, 3 garages and ground rent income
- Asset management and development opportunities
- Popular South Manchester locations
- Available as a whole or as individual assets
- Good mix of tenants



Church Road, Urmston

**1, 3, 5, 7, 9, 11, 13, 15, 19 & MARSLAND CHAMBERS, MARSLAND ROAD, SALE M33 3HP PLUS 3 GARAGES AT CONWAY ROAD 457, 459, 463, 465, 467, 469A, PRINCESS ROAD AND YARD TO REAR, WITHINGTON, MANCHESTER M20 1BH
8-10 CHURCH ROAD, URMSTON, MANCHESTER M41 9BU PLUS VARIOUS GROUND RENTS**



LOCATION – MARSLAND ROAD, SALE

The parade is located on the south side of Marsland Road (B5166) at its junction with Conway Road in Sale Moor, Sale, Manchester. Sale Town Centre is less than 1 mile to the west which includes a variety of shops, bars, restaurants and also Sale Metrolink Station. Junction 6 of the M60 motorway is less than 1 mile north east. Manchester City Centre is approximately 5 miles north east.

1, 3, 5, 7, 9, 11, 13, 15, 19 & MARSLAND CHAMBERS, MARSLAND ROAD, SALE M33 3HP PLUS 3 GARAGES AT CONWAY ROAD

DESCRIPTION

The property essentially comprises a terrace of 9 retail units with accommodation across ground and first floor of brick construction beneath pitched roofing.

Most of the terraces are occupied by single tenants with the exception of 1 and 3 Marsland Road which have ground floor tenants with an accountancy practice based above both ground floor units under the address "Marsland Chambers"; together with 13 Marsland Road which has a ground floor tenant and self contained first floor office tenant (13a).

Each terrace has a yard area to the rear and there are also three garages to the side/rear of the parade – fronting Conway Road.

Please note 17 Marsland Road is in separate ownership.

TENURE

The property is held freehold under title MAN209017.



1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



MARSLAND ROAD, SALE

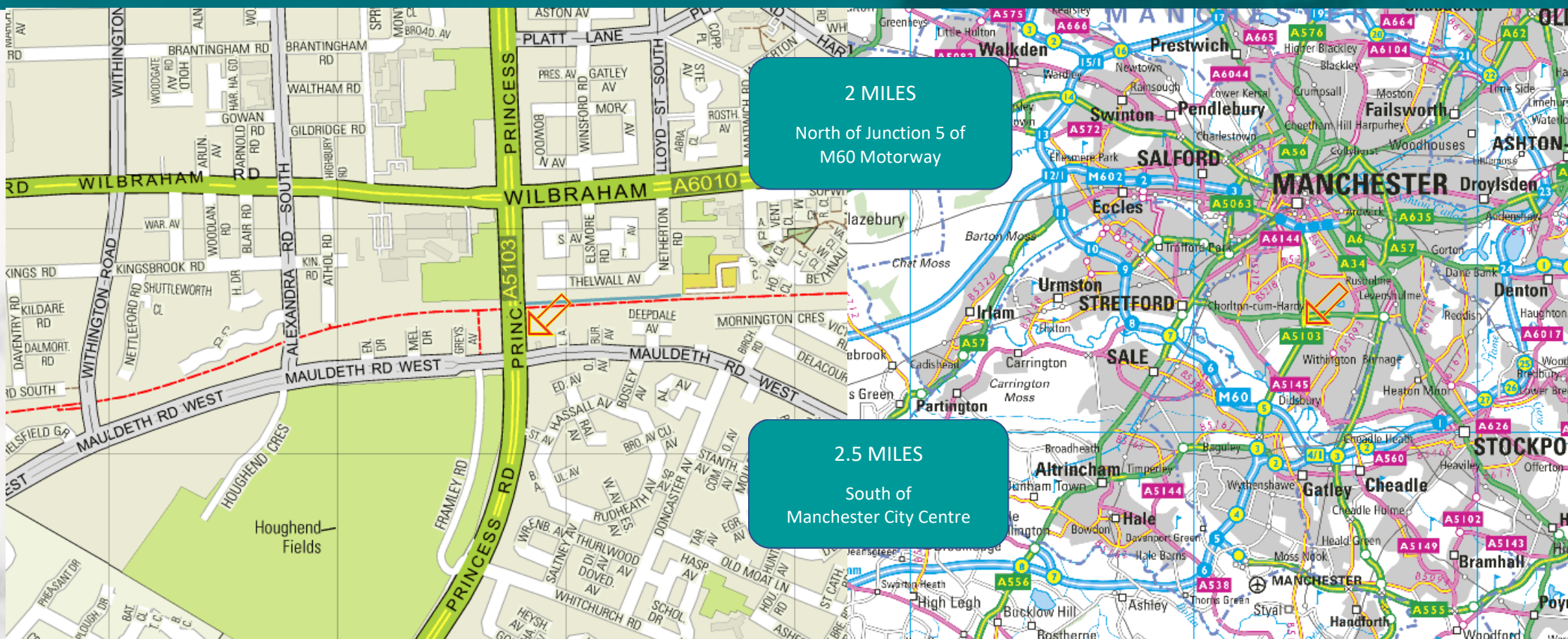
For Illustration Only



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk



LOCATION – PRINCESS ROAD, WITHINGTON

The parade is located on the east side of Princess Road (A5103) close to its junction with Mauldeth Road West in Withington, Manchester. Manchester City Centre is easily accessible approx. 2.5 miles to the north. Junction 5 of the M60 motorway is approx. 2 miles to the south. Princess Road is one of the busiest arterial routes running south out of Manchester City Centre.

457, 459, 463, 465, 467, 469A, PRINCESS ROAD AND YARD TO REAR, WITHINGTON, MANCHESTER M20 1BH

DESCRIPTION

The property essentially comprises a terrace of 6 retail properties within a larger parade, each of brick construction beneath pitched roofs. Accommodation is arranged over ground, first floor and lower ground floor.

Each terrace has a yard area to the rear. In addition, there is a larger yard area of approx. 0.2 acres accessed via Mauldeth Road West which may have future development potential subject to obtaining any necessary consents.

Please note within this parade 461 Princess Road and 469 Princess Road are held in separate ownerships.

TENURE

The property is held freehold under title MAN238120 – held long leasehold for a term of 999 years.



1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk


commercial property consultants



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO. Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk

1 King Street

Manchester M2 6AW

Email: agency@wtgunson.co.uk



commercial property consultants



5 MILES

North East of Manchester City Centre

1 MILE

North West of Junction 8 of
M60 Motorway

1 MILE

North West of Junction 8 of M60 Motorway

LOCATION – CHURCH ROAD, URMSTON

The properties are located on the north side of Church Road, not far from its junction with Queens Road in Urmston, Manchester. Urmston Town Centre including all shops, bars, restaurants and transport links is within close proximity. Urmston is an increasingly popular Manchester suburb situated approximately 5 miles south west of Manchester City Centre.



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd. and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk

8-10 CHURCH ROAD, URMSTON, MANCHESTER M41 9BU

DESCRIPTION

The property essentially comprises two terraced properties of brick construction beneath a pitched slate roof. The accommodation is arranged over ground and first floor. Both properties have yard areas to the rear. In addition, there is a small garage to the rear of 10 Church Road.

TENURE

The property is held freehold under title No GM895482.



1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

 **wtgunson**
commercial property consultants



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk

PROPERTY	LESSEE	FLOOR AREA (SQ.FT.) *	TENURE	EXPIRES	RENT (PA)	RENT REVIEW	EXTERNAL REPAIRS	COMMENTS
1 Marsland Road	Said Shiragha Hashimi	1,414	20 years from 28.07.2015	27.07.2035	£11,500	01.09.2019 and every fifth anniversary of that date	Landlord but Tenant to pay 50% of Landlords Costs	2019 Review outstanding currently under negotiation.
3 Marsland Road	Amroodin Ghayasee (by assignment)	708	20 years from 29.09.2011	28.09.2031	£11,000	29.09.2020 and every third anniversary of that date	Landlord but Tenant to pay 50% of Landlords Costs	2020 Review outstanding currently under negotiation.
5 Marsland Road	Shahab Emdadian (by assignment)	1,243	20 years from 27.05.2008	26.05.2028	£12,500	Every three years (Next due 27.05.2020)	Tenant	2020 Review outstanding - due to be instigated imminently.
7 Marsland Road	Masio Ltd	411	5 years from 29.09.2017	28.09.2022	£13,000	None	Tenant	
9 Marsland Road	Drive Direct Commercial Logistics Ltd	1,222	Term of years from 25.03.2021 ending on 22.07.2025	22.07.2025	£15,000	25.03.2024	Tenant	
11 Marsland Road	Drive Direct Commercial Logistics Ltd	1,098	5 years from 23.07.2017	22.07.2022	£10,500	23.07.2020	Tenant	Reversionary Lease agreed at £13,500 from expiry ending 22.07.2025
13 Marsland Road	Mohammed Abdul Hannan (by assignment)	697	21 years from 24.06.2001	23.06.2022	£10,000	Every three years on the anniversary of that date	Landlord but Tenant to pay 50% of Landlords Costs	2019 Review outstanding currently under negotiation. Agreed at £12,250 and memorandum circulated.
13a Marsland Road	Predator Environmental Ltd	505	3 years from 25.03.2019	24.03.2022	£4,750	None	Landlord but Tenant to pay 50% of Landlords Costs	

**Areas - Due to limitations of inspection all areas are taken from the Valuation Office website*

15 Marsland Road	Kin Kong Loo (by assignment)	1,167	15 years from 13.10.2007	12.10.2022	£14,500	Every three years on the anniversary of that date	Tenant	
19 Marsland Road	Atanas Iliev Georgiev (by assignment)	674	6 years 9 months from 24.12.2006	23.09.2013	£9,500	Sixth year to determine rent for remaining 9 months	Tenant	Holding over
Marsland Chambers	Paul Hoszowskyj	1,210	10 years from 29.09.2012	28.09.2022	£11,300	Every five years (None until Expiry)	Landlord but Tenant to pay 50% of Landlords Costs	
Garage 1, Conway Road	Gavin Tanswell		1 year from 06.03.2013	04.03.2014	£520	None	Tenant	
Garage 2, Conway Road	Sandra Davenport		1 year from 24.06.2016	23.06.2017	£520	None	Tenant	
Garage 3, Conway Road	Vacant		Vacant	Vacant	0	Vacant	Vacant	Vacant with works required
457 Princess Road	Younis Amar Samli	908	20 years from 24.05.2010	23.05.2030	£6,000	Every five years on the anniversary of that date	Tenant (excluding roof)	Surrender and new lease agreed STC
459 Princess Road	Younis Amar Samli	1,035	20 years from 05.10.2006	04.10.2026	£5,000	Every three years on anniversary of that date	Tenant	Surrender and new lease agreed STC
463 Princess Road	Gorgemead Ltd	1,598	6 years from 09.06.2017	08.06.2023	£6,325	09.06.2020	Tenant	2020 review outstanding – being instigated imminently
465 Princess Road	Interpal	1,066	5 years from 25.03.2017	24.03.2022	£6,500	25.03.2020	Tenant	2020 Review agreed in principle at £8,250 but S27 notice served by tenant to vacate on 24.03.2022
467 Princess Road	Bento Express Limited (by assignment)	492	25 years from 30.01.2006	29.01.2031	£7,500	Every five years on the anniversary of that date	Tenant (excluding roof truss)	2021 Review outstanding – agreed at £9,000pa and memorandum circulated
469a Princess Road	Naveed Sadiq & Afran Hussain	502	10 years from 26.08.2014	25.08.2024	£6,500	Every five years on the anniversary of that date	Tenant	
Mauldeth Road Yard	FFI Limited t/a Speedy Coach Hire	0.2ac	5 years from 01.10.2018	30.09.2023	£5,000	01.10.2021	Tenant	Contracted outside of the Landlord & Tenant Act 1954

8 Church Road	Julie Campion (by assignment)	1,050	5 years from 05.09.2017	04.09.2022	£8,250	05.09.2020	Tenant (excluding roof structure and coverings but including guttering, soffits, facias etc)	2020 Review outstanding, informal discussions held, tenant looking to agree regear
10 Church Road	Zil-E-Huma Khan (by assignment)	972	3 years from 29.09.2016	28.09.2019	£8,250	None	Tenant	Holding over
CURRENT INCOME					£183,915			
TOTAL INCOME (INCLUDING GROUND RENTS £244.10)					£184,159.10			

GROUND RENTS - The ground rent portfolio comprises an annual income of £244.10, which is spread across 34 properties:-

Property Address	Annual Rent
24 Aldred Street, Patricroft, M30 8PS	£10.00
26 Aldred Street, Patricroft, M30 8PS	£10.00
30 Aldred Street, Patricroft, M30 8PS	£5.00
34 Aldred Street, Patricroft, M30 8PS	£5.00
1,3,5,5a,7 & 7a Chaucer Building, Fenham, NE4 9AX	£30.00
65 Conway Road, Sale, M33 2TE	£10.00
67 Conway Road, Sale, M33 2TE	£10.00
69 Conway Road, Sale M33 2TE	£10.00
75 Conway Road, Sale, M33 2TE	£5.00
77 Conway Road, Sale, M33 2TE	£10.00
79 Conway Road, Sale, M33 2TE	£5.00
81 Conway Road, Sale, M33 2TE	£5.00
125 Kingsbrook Road, Whalley Range, M16 8NR	£9.00
83 Lostock Road, Davyhulme, M31 1SZ	£5.50
17 Marsland Road, Sale, M33 3HP	£10.00
2 Northleigh Road, Old Trafford, M16 0EQ	£5.50

4 Northleigh Road, Old Trafford, M16 0EQ	£5.50
6 Northleigh Road, Old Trafford, M16 0EQ	£6.50
8 Northleigh Road, Old Trafford, M16 0EQ	£5.50
461 Princess Road, Withington, M20 1BH	£10.00
469 Princess Road, Withington, M20 1BH	£12.50
30 Reynolds Road, Old Trafford, M16 9NY	£5.00
32 Reynolds Road, Old Trafford, M16 9NY	£5.00
34 Reynolds Road, Old Trafford, M16 9NY	£5.00
36 Reynolds Road, Old Trafford, M16 9NY	£5.62
38 Reynolds Road, Old Trafford, M16 9NY	£5.74
40 Reynolds Road, Old Trafford, M16 9NY	£5.74
42 Reynolds Road, Old Trafford, M16 9NY	£5.74
44 Reynolds Road, Old Trafford, M16 9NY	£5.74
46 Reynolds Road, Old Trafford, M16 9NY	£5.76
48 Reynolds Road, Old Trafford, M16 9NY	£6.26
1 (Ashlea) Stanley Grove, Urmston, M41 9BR	£3.50
Total:	£244.10

PROPOSAL

We are instructed to seek offers in the region of **£2.775million** for the whole portfolio which represents a net initial yield of 6.25% allowing for the usual purchaser's costs.

Please note, we will consider offers on the individual assets with guide prices as follows:-

1, 3, 5, 7, 9, 11, 13, 15, 19 & MARSLAND CHAMBERS, MARSLAND ROAD, SALE M33 3HP PLUS 3 GARAGES AT CONWAY ROAD	£1.65m
457, 459, 463, 465, 467, 469A, PRINCESS ROAD AND YARD TO REAR, WITHINGTON, MANCHESTER M20 1BH	£800,000
8-10 CHURCH ROAD, URMSTON, MANCHESTER M41 9BU	£320,000
GROUND RENTS (spread across 34 properties)	£5,000

EPCs

Copies of the EPCs are available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

DATALINK

A datalink is available which includes copies of the leases, titles, EPCs etc.

VIEWING

By appointment with the sole agent W T Gunson for the attention of:

Neale Sayle (neale.sayle@wtgunson.co.uk)

Joe Bostock (joe.bostock@wtgunson.co.uk)

Tel: 0161 833 9797

