

**FOR SALE**

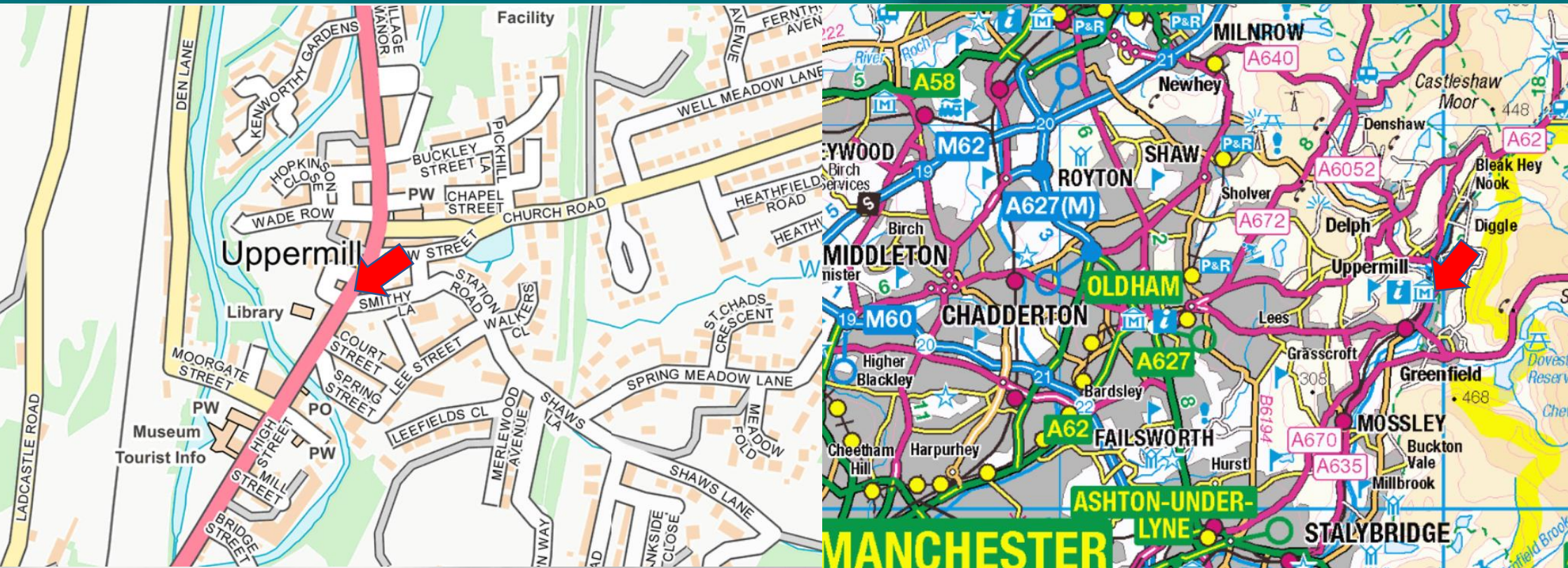
# COMMERCIAL INVESTMENT OPPORTUNITY

## 72 & 74-76 "THE GLOBE", HIGH STREET, UPPERMILL, OL3 6AW



- Investment opportunity including two mixed-use properties.
- Willing to sell as a whole or individually.
- Fully let producing total of £94,130pa with an ERV when fully let of £103,630pa.
- c7% net yield based on ERV.
- Highly popular and affluent village in Saddleworth





## LOCATION

The property is situated within Uppermill, an affluent village with a thriving retail high street located in Saddleworth on the River Tame in a Valley amongst the picturesque backdrop of the north Peak District.

The property is situated centrally within the principle high street of Uppermill and is in close proximity to recognised high street brands such as the Co-op supplemented by popular independent retails and many food and beverage offers.

Uppermill is located approximately 4.5 miles (7.2km) east of Oldham and 7 miles (11.3km) east-northeast of Manchester City Centre. Uppermill is accessible from J22 M60 Motorway and within 1 mile (1.6km) of Greenfield Train Station, offering direct trains to Manchester Piccadilly and Sheffield.

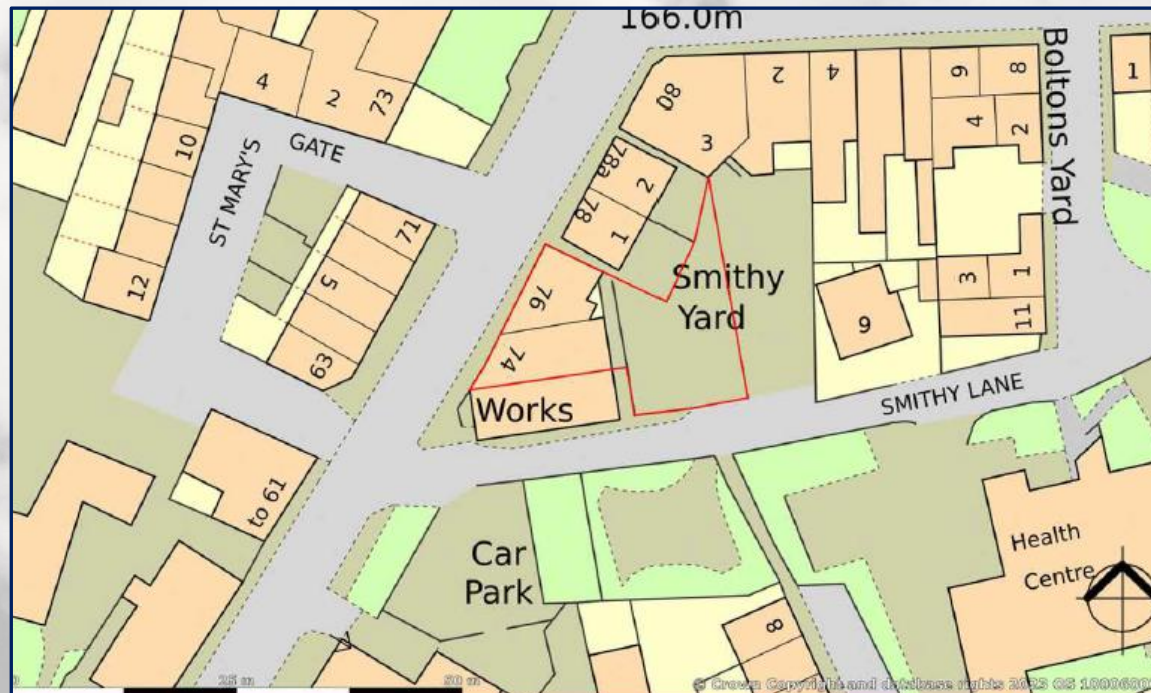
### SITE PLAN

Site plans below offer an insight into the demise offered within the sale of the two investment opportunities.

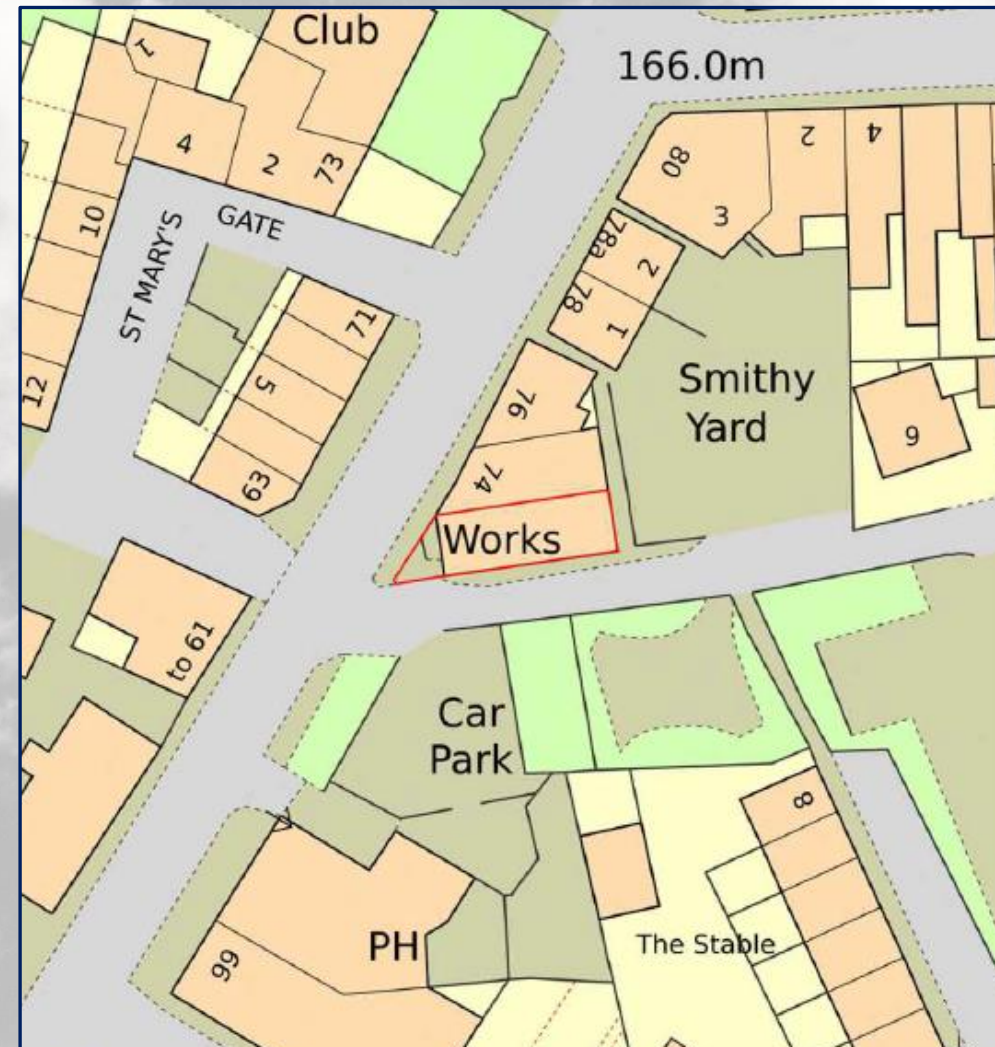
**Plan 1** outlines 74-76 "The Globe" in red to be included in the sale.

**Plan 2** outlines 72 in red to be included in the sale.

72 & 74-76 ("The Globe") are self-contained and sales will be considered on the individual assets or together.



**Plan 1 – 74-76 "The Globe", High Street, Uppermill OL3 6AW**



**Plan 2 – 72 High Street, Uppermill OL3 6AW**

## ACCOMMODATION

Accommodation within the portfolio is situated across basement, ground, first and second floor levels. Current occupiers include RSPB, local drinking establishments, delicatessen, clothing retailers and office suites. Further floor plans can be provided on request.



## TENANCY SCHEDULE

LEASE TERMS									
	UNIT	TENANT	USE	AREA (FT <sup>2</sup> )	START	EXPIRY	RENT REVIEW	RENT PA	COMMENTS
72 High Street	Basement *	Vacant	Bar	480	TBC	TBC		£0	The property is currently being marketed at <b>£9,500pa</b> with interest from an occupier at present.
	Ground Floor	Private Tenant t/a Albion Tap	Bar	776	May 23	April 30	01.05.2025	£16,000	
	First Floor -Suite 1	Neutrabeuty by Dominique	Beauty	283	Jan 23	Jan 28	-	£3,600	
	First Floor -Suite 2	J Minton & Co	Office	179	Mar 24	Feb 27	-	£3,000	Existing Tenant, new 3 Year Lease agreed at £3,000 per annum, currently with solicitors.
	First Floor – Suite 3	Gillian Moorhouse Counselling	Office	250	Sep 20	Aug 24	-	£3,600	
			<b>TOTAL</b>		<b>1,968</b>			<b>TOTAL</b>	<b>£26,200</b>
The Globe, 74-76 High Street	Basement	Denis Hope Ltd	Retail	721	Feb 22	Feb 27		£12,000	
	Ground Floor & First Floor	Briony Morrey & Brett Savage	Retail	379	May 23	May 28	*£12,000 in May 25	£11,500	
	Ground Floor	No 76 Deli Ltd	Café	221	Mar 24	Mar 29	19.03.2026	£8,250	
	Ground floor 76b High Street	White Wall Clothing Co	Retail	434	Apr 21	Mar 27	01.03.2023	£10,800	
	1 <sup>st</sup> Floor Chambers	Micro Systems (UK)	Office	547	Apr 24	Mar 27	-	£8,000	Existing Tenant, new 3 Year Lease agreed at £8,000 per annum, currently with solicitors.
	2 <sup>nd</sup> Floor The Staircase Smithy Yard	RSPB	Office	989	Nov 23	Nov 29	Nov 2026 & 2029	£14,500	
	Smithy Yard Spaces Car Park	Various	Parking	-	N/A	N/A		£2,880	
		<b>TOTAL</b>		<b>3,291</b>			<b>TOTAL</b>	<b>£67,930</b>	
		<b>TOTAL</b>		<b>5,259</b>			<b>CURRENT INCOME</b>	<b>£94,130</b>	
							<b>ERV WHEN BASEMENT OF 72 LET</b>	<b>£103,630</b>	

NB: Areas are provided by our client

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 **wtgunson**  
commercial property consultants



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## FURTHER INFORMATION

### TENURE

Freehold.

### EPC

A copy of the EPC is available upon request.

### AML

In accordance with Anti-Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

### PROPOSAL

**72 High Street – Offers in the region of £475,000.** A purchase at this level would offer a net yield of 7.21% based on the ERV (assuming usual purchaser's costs)

**74-76 "The Globe" – Offers in the region of £900,000.** A purchase at this level would offer a net initial yield of 7.17% (assuming usual purchaser's costs).

Offers are invited for the properties individually or as a whole. **The purchase price for both properties is £1.375m.** A purchase at this level would offer a net yield of 7.13% based on the ERV (assuming usual purchaser's costs).

### VAT

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

## VIEWING

By appointment with the joint agents:



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