

7 The Downs.

Altrincham, WA14 2QD

RPS Regional
Property
Solutions



For Sale

688 sq ft
(63.92 sq m)

Offers from £210,000

Fully income-producing
retail investment opportunity
situated in Altrincham's
most sought-after road

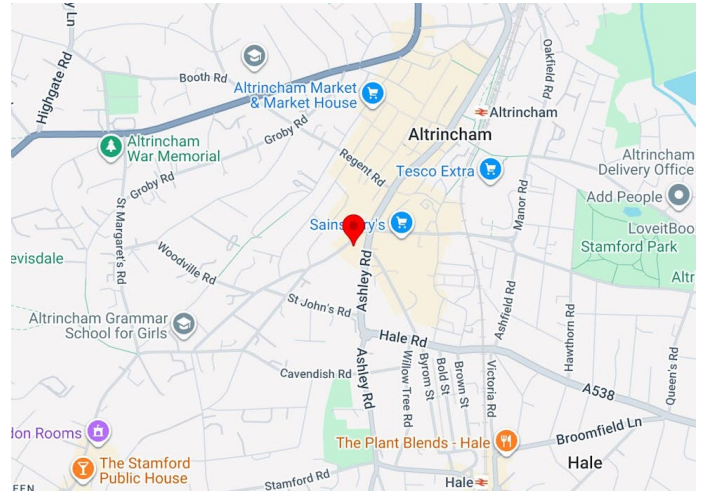
- Single let to 9 7 Barber Shop Limited at £13,500pax
- 5 year FRI lease expiring 25th June 2029
- Open market upwards only rent review June 2028
- ERV £15,000 pax
- High quality curated fit out
- Virtual Freehold

r-p-s.co.uk

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Summary

Available Size	688 sq ft / 63.92 sq m
Price	Offers from £210,000
EPC	D

Description

The Downs is a vibrant area known for its unique blend of boutique gyms, shops, and restaurants. This prime location attracts both locals and visitors, enhancing foot traffic significantly.

With easy access to the junction of The Downs / Ashley Road and Railway Street, it offers excellent connectivity for commuters.

This property boasts a ground and basement floor retail unit, complete with a high-quality curated fit-out.

It features expansive glazed frontage and a convenient WC at the back. The dry basement provides ample storage space along with a kitchenette for added functionality.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	350	32.52	Occupied
Ancillary - Basement	338	31.40	Occupied
Total	688	63.92	

Tenure

The property is held virtual freehold by way of a 999 year lease at a peppercorn.

Tenancy

The property is let to 9 7 Barber Shop Limited by way of a FRI lease for a period of five years expiring 25th June 2029. There is an opportunity to review the rent in an upwards only direction June 2028. There is a schedule of condition for the basement only.

Services

The property is connected to electricity and water services. The utilities are the direct responsibility for the tenant.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

The property has been registered for VAT therefore the transaction can be treated by way of a TOGC.

AML Regulations

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

All enquiries

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