

ATLAS
POINT

**MULTI-LET OFFICE &
INDUSTRIAL INVESTMENT**

ATLANTIC STREET, ALTRINCHAM, CHESHIRE WA14 5DA



SUMMARY

- Excellent strategic location, fronting onto Atlantic Street, the principle commercial location within the affluent suburb of Altrincham, Greater Manchester.
- Comprehensively refurbished multi-let estate, providing a mixture of trade, industrial and office accommodation.
- Providing 26,958 sq ft across 4 trade / industrial units (21,535 sq ft) and 6 office suites (5,349 sq ft).
- Well let to 8 tenants on 8 leases with just one office suite vacant (74 sq ft).
- Low passing rent of £169,961 per annum, reflecting £5.60 psf on the trade / industrial accommodation and £9.07 on the offices.
- Freehold
- We are instructed to seek offers in excess of £2,000,000 (Two Million Pounds), subject to contract and exclusive of VAT.
- This reflects an attractive NIY of 8.00% and low capital value of £74.19 psf, assuming purchaser's costs of 6.27%.

← Manchester City Centre

M56 Junction 7 →

Altrincham Town Centre →

A56

A56

SPORTSDIRECT.com
STAPLES
Boots
Currys PC World

HOMEBASE

TKMAXX

halfords

CORY BROTHERS

mothercare

ATS EUROMASTER

SCREWFIX

ASDA

ATLAS POINT

Galaxy OPTICAL

George Richards Way

HOWDENS JOBBERY CO.

TP
Travis Perkins

County Print

JCB

Atlantic Street

CARTWRIGHT

Cotton TRADERS

LOCATION

Altrincham is an affluent town and one of the principle commercial centres within Greater Manchester. The town is strategically located approximately 8 miles south west of Manchester City Centre and 11 miles east of Warrington. The town has a resident population of approximately 40,000 and a catchment of 411,000 people living within 6.2 miles and 1.8m people within a 12 mile radius of the town.

Altrincham and the adjacent residential areas of Hale, Hale Barns and Bowden are some of Manchester's most affluent suburbs with wealthy executives accounting for 14.73% of the present population compared to a national average of only 8.6%.

The town benefits from excellent communications, being located 3 miles south of Junction 7 of the M60 orbital and 3 miles east of Junction 3 of the M56, which links directly with the M6. Furthermore the A56 provides direct access to Manchester City Centre to the north and the M56 motorway to the south.

Altrincham also benefits from the Metrolink which provides a frequent service to Manchester City Centre (30 minutes). Manchester Airport is located just 5 miles to the east of the town and is the UK's third largest airport and saw record passenger numbers of 27.8 million in 2017 and handled over 123,000 tonnes of freight and mail.

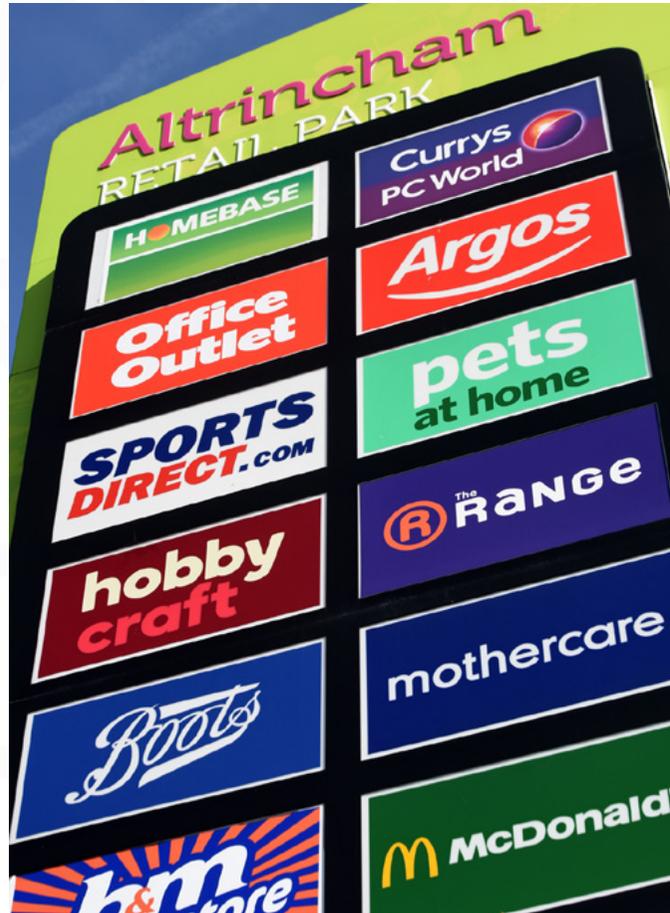




SITUATION

The subject property is situated on Atlantic Street, which is Altrincham's principle commercial location, situated to the north west of the town centre. Atlantic Street benefits from excellent road communications adjoining the A56, one of the main arterial routes linking Altrincham with Manchester City Centre to the north and the M56 motorway to the south.

Atlantic Street is a highly successful and sought after commercial location offering a mix of office, industrial and retail uses. Nearby occupiers include Screwfix, Asda, Gefco, HSS, Cotton Traders and The Cartwright Group amongst many others. Furthermore Altrincham Retail Park is located at the junction of Atlantic Street and the A56, which comprises a 218,051 sq ft retail scheme with occupiers including Boots, Homebase, Currys PC World, McDonalds, Asda Living and TK Maxx.



TRANSPORT INFRASTRUCTURE

Manchester Airport	5 miles
Navigation Road Train + Metro Station (Northern Service + Metro)	1 mile
Altrincham Train + Metro Station (Northern Service + Metro)	1.5 miles
Timperley Metrolink	2 miles

ROAD NETWORK

A56	1 mile	East
A560	2 miles	East
M56	3 miles	South
M60	4 miles	North East
M6	8 miles	West

MAJOR NEIGHBOURING CITIES / TOWNS

Altrincham	1 mile	South East
Manchester	8 miles	North East
Warrington	12 miles	West
Liverpool	30 miles	West

DESCRIPTION

Atlas Point comprises a comprehensively refurbished multi-let estate, providing 4 industrial/trade units and 6 office/showroom suites. The property sits on a secure site with excellent prominence, fronting onto Atlantic Street, Castleton Street and Davenport Lane.

The trade / industrial units provide refurbished accommodation of portal frame and steel trussed construction beneath a pitched roof, providing an eaves height of circa 3.2m. Electric operated level access roller shutter doors, leading to a secure re-surfaced service yard which is fully fenced and gated. Unit 1 benefits from an additional dedicated service yard, fronting on to Davenport Lane which is fully fenced and gated.

The offices provide self-contained suites of varying sizes which have recently been renovated and modernised. The accommodation is spread across two storeys, with communal access directly from Atlantic Street.



ACCOMMODATION

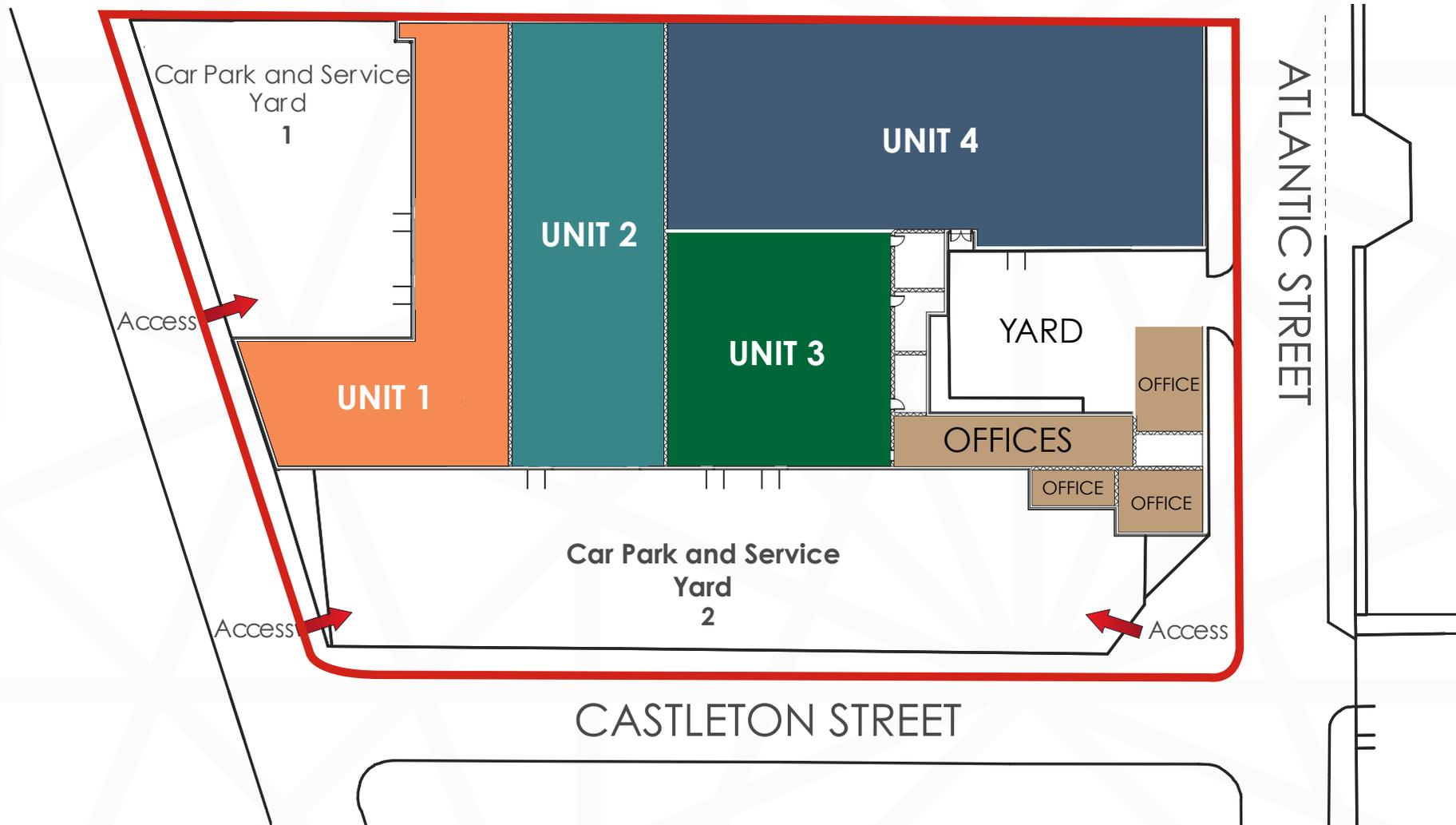
- The property provides 26,958 sq ft (2,504.48 sq m) of accommodation.
- The trade / industrial accommodation provides 21,535 sq ft with unit sizes ranging from 3,997 sq ft to 8,299 sq ft.
- The office accommodation provides 5,349 sq ft with office suites ranging from 74 sq ft through to 2,308 sq ft.
- The property has a site area of 1.00 acres (0.40 ha).
- A full break down of the floor areas is provided within the Tenancy Schedule.

COVENANT

The property is let to a range of covenants and further information can be provided upon request.



SITE PLAN



TENANCY SCHEDULE

The property is let to 8 different tenants as per the attached tenancy schedule.

UNIT	TENANT	SQ FT	START DATE	END DATE	BREAK DATE	RENT REVIEW	RENT (PA)	RENT (PSF)	COMMENT
Unit 1	Bio Laboratories Ltd & Lorraine Rowland Design Ltd	4,344	29/01/16	28/01/21	n/a	n/a	£25,386	£5.84	Fixed maintenance charge at £1,103.75 pa. IRI terms subject to schedule of condition
Unit 2	Toolstation Ltd	4,895	24/11/16	24/11/26	25/11/21	25/11/21	£29,658	£6.06	25% of revised rent payable from 25/11/2021 until 24/11/2022. IRI terms subject to schedule of condition.
Unit 3	Bayfield Bespoke Ltd	3,997	01/09/17	31/08/22	n/a	n/a	£17,000	£4.25	Service charge cap of £500 pa. FRI terms.
Unit 4	Rose & Grey Ltd	8,299	01/05/16	30/04/26	01/05/21	01/05/21	£48,730	£5.87	Fixed management charge at £0.25 psf. IRI terms subject to schedule of condition.
Suite A	Global Football Company Ltd	2,001	Under Offer	5 years	1 year	n/a	£24,012	£12.00	Under offer to Global Football Company Ltd on a 5 year lease (12m break) at £24,012 pa (£12.00 psf). FRI Terms.
Suite B	Seamless Technologies Ltd	619	01/02/18	31/01/23	n/a	31/01/21	£6,390	£10.32	Insurance rent capped at £0.15 psf. Service charge capped at £500 pa. IRI terms.
Suites C&D	Omega LED Ltd	2,308	01/08/16	31/07/26	31/07/21	31/07/21	£15,345	£6.65	FRI terms subject to a schedule of condition.
Suite E	Omega Glasses Factory Outlet Ltd	421	01/08/16	31/07/26	31/07/21	31/07/21	£3,440	£8.17	Service charge cap of £150 pa. FRI terms subject to schedule of condition.
Suite F	Vacant	74							
Total		26,958					£169,961		



TENURE

We understand the property is held Freehold.

ASSET MANAGEMENT

We consider there are a number of asset management opportunities, which include:

- Improve the AWULT through pro-active lease re-gears and renewals
- Look to improve the rental tone across the estate
- Secure a letting of Office Suite F
- Long term redevelopment (subject to planning)

EPC

Energy Performance Certificates are available upon request.

VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern.

PROPOSAL

We are instructed to seek offers in excess of £2,000,000 (Two Million Pounds), subject to contract and exclusive of VAT.

A purchase at this level would reflect an attractive net initial yield of 8.00% and low capital value of £74.19 psf, assuming a standard purchasers costs of 6.27%.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:



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