

747, 749 & 751 Wilmslow Road

Didsbury ▪ Manchester ▪ M20 6RN



Unique opportunity to purchase three prime retail/leisure units with residential uppers

**Lambert
Smith
Hampton**

747-751 Wilmslow Road

Didsbury, Manchester, M20 6RN

Investment
Summary

Location &
Situation

Description

Tenure & Tenancy
Schedule

Asset Management,
EPC, VAT,
Proposal &
Contacts

Investment Summary

- A rare opportunity to acquire a mixed use investment in the highly sought after South Manchester suburb of Didsbury.
- Available as a block or as three separate units.
- Prime location fronting Wilmslow Road in the heart of Didsbury village.
- The ground and basement are currently configured as one unit totalling 3,331 sq ft. There is the capability of splitting into three units.
- The upper floors provide 2 one bedroom apartments and 2 four bedroom duplex apartments, extending to 3,412 sq ft.
- The leisure unit is currently vacant and the residential is fully let producing a rent of £38,460 per annum .
- ERV of £139,800 per annum, assuming sub-division of retail accommodation.
- Significant asset management opportunities including letting the vacant space and refurbishing the residential units.

We are instructed to seek the following offers subject to contract and exclusive of VAT:

- 747 Wilmslow Road - **£700,000 (Seven Hundred Thousand Pounds)**
- 749 Wilmslow Road - **£700,000 (Seven Hundred Thousand Pounds)**
- 751 Wilmslow Road - **£700,000 (Seven Hundred Thousand Pounds)**
- **Offers are also invited for the purchase of the entire block.**



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Location

Didsbury has established itself as one of the most thriving and desirable residential locations in Greater Manchester.

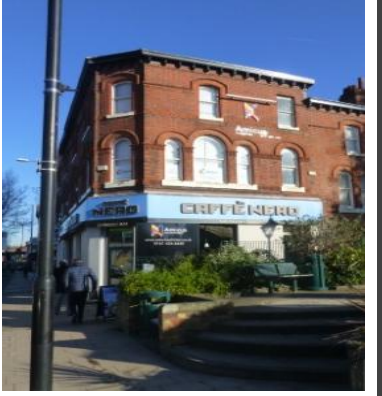
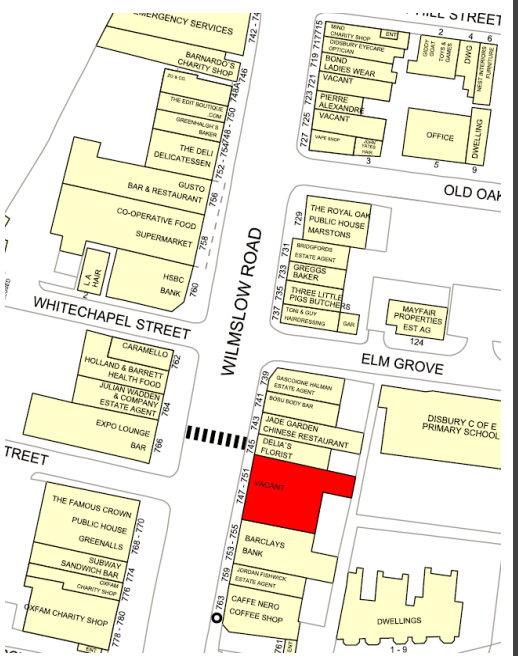
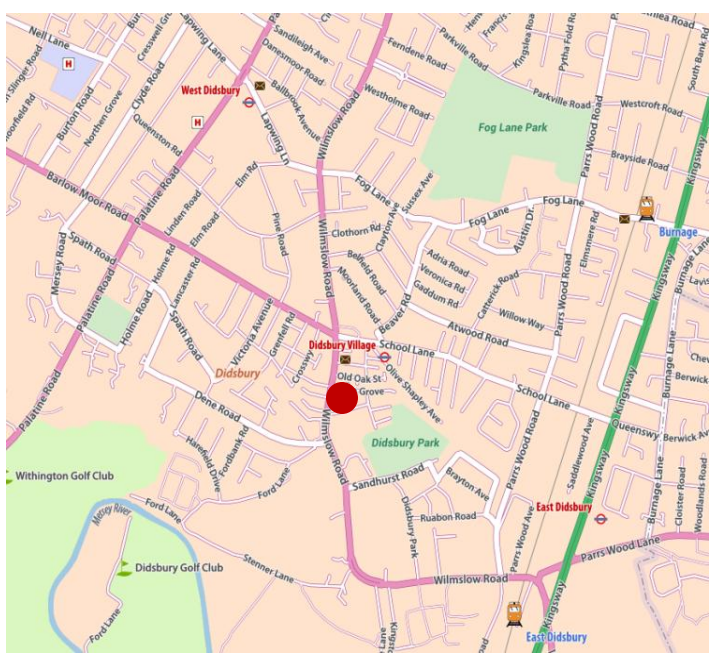
Located approximately 5 miles south of Manchester city centre, the highly sought after village is popular with professionals and families due to it's excellent transport links, schools and retail and leisure facilities.

Didsbury Village benefits from a dedicated Metrolink tram stop which provides direct access to Manchester city centre in approximately 12 minutes. In addition, Junction 3 of the M60 Orbital Motorway is located approximately 1 mile south.

Situation

The property is situated in a prime and prominent position with frontage onto Wilmslow Road, the principal retail pitch in Didsbury Village.

Wilmslow Road benefits from an extensive range of bars, restaurants and retailers. Occupiers in the surrounding area include Caff  Nero, Barclays, M&S Simply Food, HSBC, Boots and Costa. Didsbury is also renowned for a variety of independent shops, bars and restaurants.



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Description

The property is of traditional brick construction under a pitched slate roof. The property is currently configured to provide one leisure unit, capable of being split into three units. The upper floors provide four apartments.

The leisure space is arranged over the ground floor with additional storage at basement level.

Above 747 Wilmslow Road there are 2 one bedroom apartments and above 749 and 751 Wilmslow Road, there are 2 four bedroom duplex apartments. All apartments have double glazed windows and gas central heating systems.

The ground floor unit is accessed via Wilmslow Road and the residential units are accessed via the rear of the property.



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Tenancy Schedule

The residential element is fully let to four tenants and produces a rent of £38,460 per annum.

The leisure element is currently vacant and has an ERV of £80,000 per annum as a single unit and £96,000 as three separate units.

Tenure

Freehold



Commercial	NIA (Sq M)	NIA (Sq Ft)	Tenant	Rent Per Annum	ERV Per Annum	Comments
747 - 751 Wilmslow Road	309.45	3,331	Vacant	-	£80,000	Potential ERV of £96,000 if split into three separate units
Total	309.45	3,331			£80,000	
Residential	GIA (Sq M)	GIA (Sq Ft)				
Flat 1 747 Wilmslow Road	48.00	517	AST	£7,140	£7,500	1 bedroom
Flat 2 747 Wilmslow Road	49.00	527	AST	£7,440	£7,500	1 bedroom
Flat A 749 Wilmslow Road	110.00	1,184	AST	£11,940	£14,400	4 bedroom duplex
Flat B 751 Wilmslow Road	110.00	1,184	AST	£11,940	£14,400	4 bedroom duplex
Total	317.00	3,412		£38,460	£43,800	

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Asset Management

The property offers a range of asset management opportunities:

- Let the vacant space.
- Reconfigure the commercial element to provide smaller units which would appeal to a range of occupiers.
- Split out ground floor commercial element to suit SIPP investors.
- Carry out refurbishment works to the residential apartments to increase the ERV.

EPC

Energy Performance Certificates are available upon request.

VAT

The property is elected for VAT.

Proposal

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Contacts

For further information or to arrange a site inspection, please contact the following:

Scott Gemmell

E: sgemmell@lsh.co.uk
T: 0161 242 8001

Ben Roberts

E: broberts@lsh.co.uk
T: 0161 242 8002

Lawrence Vaughan

E: lvaughan@lsh.co.uk
T: 0161 242 7077

Ellis Hearfield

E: ehearfield@lsh.co.uk
T: 0161 242 7012

**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

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Feb 2018: LSH Manchester.