

Gifford Dixon

Commercial Property

FOR SALE

MIXED USE INVESTMENT PROPERTY



GF & basement Takeaway

93 Sq. M (1,001 Sq. Ft)

2 Bedroom flat

74.4 Sq. M (801 Sq. Ft)

Guide Price: £460,000

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LOCATION

Occupying a prime position along Beech Road in Chorlton-cum-Hardy, one of South Manchester's most sought after and affluent areas. The property is located on a retail parade between 'Love Lucy' Boutique and 'Framed' opticians, with several other Boutique independent traders located nearby.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 7 of the M60 Motorway.

SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

BUSINESS RATES / COUNCIL TAX

Takeaway – Rateable Value of £11,000 (01/04/23 listing)

Flat – Band B

TENURE

Freehold.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ACCOMMODATION

As measured on a net internal area basis (NIA) for the commercial accommodation and a gross internal area basis (GIA) for the residential accommodation in accordance with the RICS Property Measurement 1st Edition: -

DESCRIPTION

A rare opportunity has arisen to acquire an income producing mixed use investment along the popular Beech Road area of Chorlton-cum-Hardy.

The property is a substantial three-storey mid terraced premises plus basement, with brick elevations beneath a pitched slate roof to the main building plus two storey extension with flat roof. The property consists of a takeaway unit to ground floor and basement, with a separate 2-bedroom flat to first and second floors, both accessed from a shared entrance door and porch off Beech Road.

The ground floor restaurant is and has for many years been occupied by 'Royce Balti Palace'. A summary of the current lease terms can be found in the table below.

The flat above is a recently refurbished and generously proportioned two-bedroom flat, consisting of lounge, kitchen, shower room and 2 bedrooms. The flat benefits' from gas central heating, double glazed windows, and new carpets throughout. The flat is occupied at present with the tenant paying £1,050pcm, however it will be sold with vacant possession of the flat.

SALE

Offers are invited with a guide price of **£460,000** for the Freehold.

Alternatively offers will be considered for the purchase of the commercial and residential elements separately.

EPC

Takeaway – C(69)

Flat – D(55)

Commercial	Floor	(Sq M)	(Sq Ft)	Tenant	Rent PA	Comments
111 Beech Road	Ground	54.5	587	Royce Balti Palace	£18,000	Let to Mr Hussain Ahmed (t/a Royce Balti Palace) on a renewal 10 year effective FRI lease from 01/12/19. The lease is subject to upward only review at the end of year 5.
	Basement	38.5	414			
	TOTAL	93	1,001			
Residential		(Sq M)	(Sq Ft)	Tenant	Rent PA	Comments
Flat	Ground (entrance)	2.5	27	AST	£12,600	Flat currently let on at AST agreement holding over at £1,050pcm, however it will be sold with vacant possession .
	First	47.2	508			
	Second	24.7	266			
	TOTAL	74.4	801			

VAT

We understand that VAT is not applicable to this sale.

CONTACT

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Subject to contract
6th February 2023

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Commercial Property

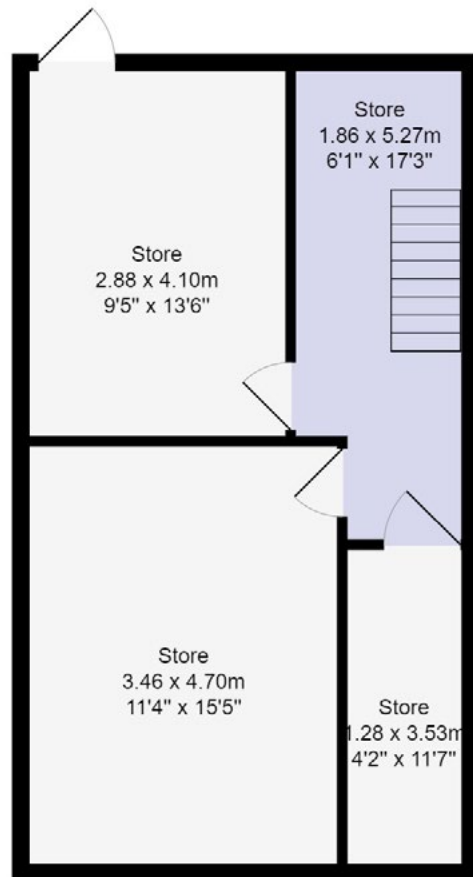
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Royce Balti Palace floor plans



Ground Floor
Area: 61.4 m² ... 661 ft²



Basement
Area: 43.3 m² ... 466 ft²

These plans are for illustrative purposes only and are not to be relied upon.

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Flat 1 floor plans



Ground Floor
Area: 3.1 m² ... 34 ft²

First Floor
Area: 63.1 m² ... 679 ft²

Second Floor
Area: 28.1 m² ... 302 ft²

These plans are for illustrative purposes only and are not to be relied upon.

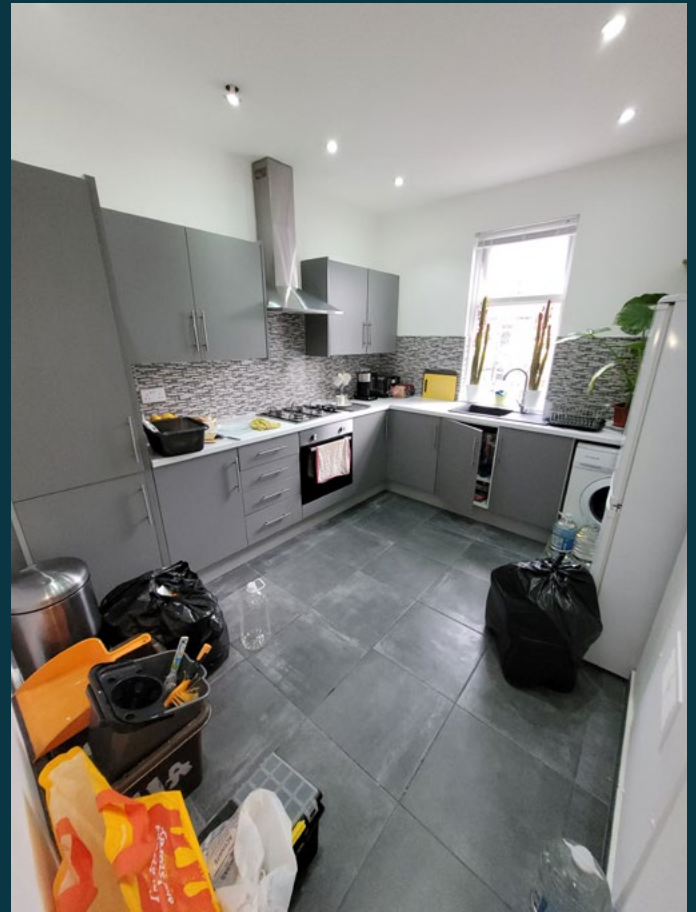
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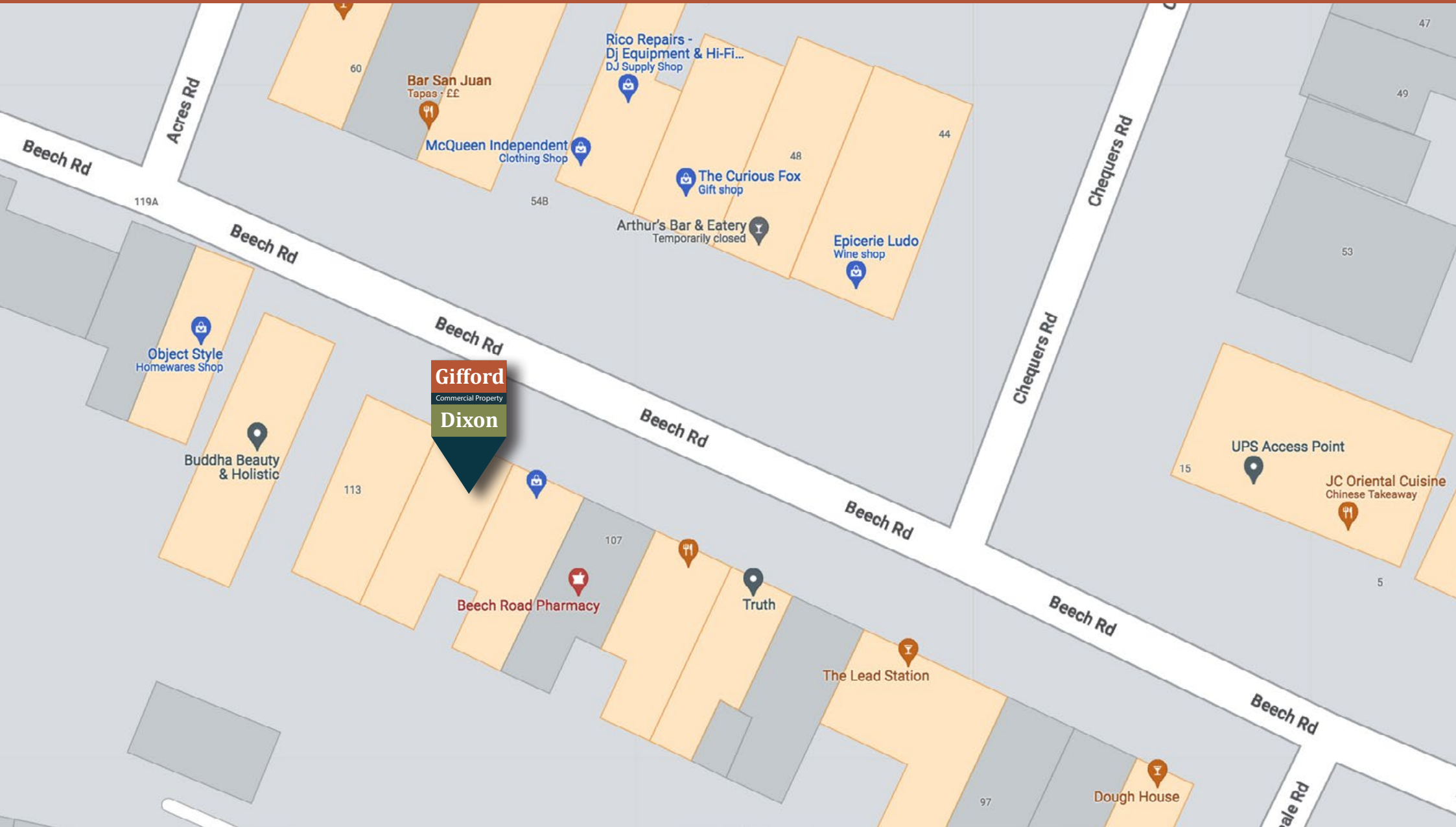
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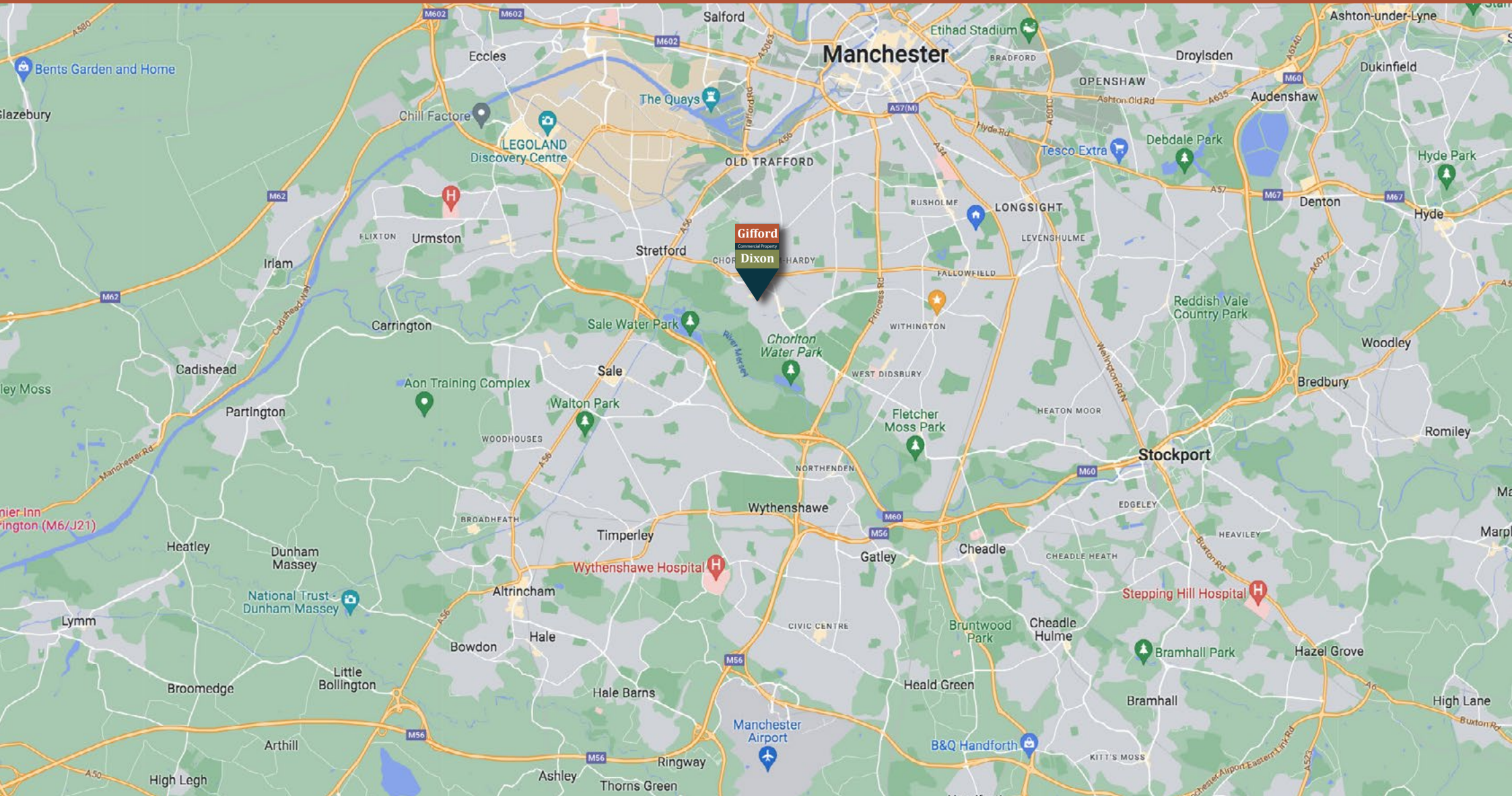
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