

**FOR SALE**



## MIXED USE, INCOME PRODUCING INVESTMENT

573-577 Wilmslow Road

Withington,  
Manchester,  
M20 3QH

- Prominent roadside location
- Attractive Net Initial Yield of 8%
- Fully occupied with an annual income of £52,843pax

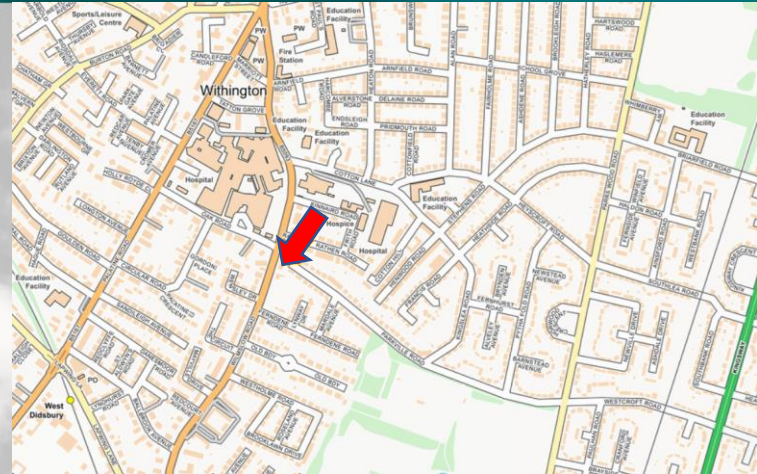
**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The property is positioned set back from Wilmslow Road (B5093), the principal high street in Withington which connects Fallowfield and Didsbury.

The property is approximately 0.9 miles north of Didsbury Village and 5.0 miles south of Manchester City Centre. Withington Village is approximately 1.3 miles north and national operators include Sainsbury's Local, Subway and Costa Coffee. The Christie Hospital is within walking distance approximately 200 yards away.

Motorway access is within approx. 3.0 miles south (Junction 5 M60).



## DESCRIPTION

The property comprises a mixed use investment, comprising three retail units (573, 575 and 577) at ground level with three separately accessed, flats (573a, 575a and 577a) to the first floor. The property is constructed of brick elevations beneath a pitched roof. All units have UPVC double glazed fronts and benefit from gas central heating.

Externally, there are demised yards to the front and rear of the property which are tarmacked and allow vehicle parking for approximately 6 vehicles.

## ACCOMMODATION

The property has the following floor areas:

Property	M <sup>2</sup>	Ft <sup>2</sup>	Measurement
573 (ground floor retail)	45.15	486	Net Internal Area
573a (first floor flat)	56.63	610	IPMS
575 (ground floor retail)	45.34	488	Net Internal Area
575a (first floor flat)	45*	484*	IPMS
577 (ground floor retail)	38.55	415	Net Internal Area
577a (first floor flat)	43.37	467	IPMS

\*Measurements taken from the EPC

## TENANCY

The property is occupied on five separate leases – please see tenancy schedule overleaf.

## TENURE

The property is held under two separate titles:

573 & 575 - Freehold (title number GM219055)

577 – Freehold (title number GM219054)

## DATAROOM

A dataroom is available which includes the leases, title documents and EPCs.

## PURCHASE PRICE

The freehold is available for **offers in the region of £630,000**.

A purchase at this level would represent a **Net Initial Yield of 8.00%**, assuming standard purchaser's costs at 4.83%.

## VAT

TBC

## EPC

C (74).

## VIEWING

By appointment with the sole agent:

**W T Gunson for the attention of**

**Neale Sayle**

(email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

**Matt Styles**

(email: [matthew.styles@wtgunson.co.uk](mailto:matthew.styles@wtgunson.co.uk))

**Tel: 0161 833 9797**

Date of Preparation: March '24

**TENANCY SCHEDULE**

Property	Occupier	Lease Date	Lease Expiry	Annual Rent	Rent ITZA	Comments
573 Wilmslow Road	Havana Fried Chicken Ltd	18/12/2023	31/01/2027	£9,460	£24.57	
573a Wilmslow Road	Private Individual	01/11/2023	31/08/2024	£10,683	n/a	
575 & 575a Wilmslow Road	Xiaohua Huang & Yanqin Wang	20/10/2004	19/10/2025	£14,600	GF rent = £7,200 ITZA = £20.17	Lease assigned in 2019
577 Wilmslow Road	Znor Group Limited	01/04/2019	30/03/2024	£8,500	£23.81	Lease Assigned in 2023
577a Wilmslow Road	Private Individual	01/09/2023	31/08/2024	£9,600	n/a	

**TOTAL INCOME: £52,843 per annum exclusive**



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