

## FOR SALE

496 & 496B WILBRAHAM  
ROAD, CHORLTON  
M21 9AS

**Opportunity to Acquire Two Freehold Investment Properties (prominent corner site)**

**Part Investment/Part Vacant ready for residential development. The investment is subject to subsisting ground floor leases (Businesses not affected) with Vacant Possession of the upper floors**



### Location/Description

The property is situated on the prime South side of Wilbraham Road (A6010) and to the West of the junction with Barlow Moor Road (B5217) in Chorlton, approximately 4 miles South West of Manchester City Centre. Chorlton benefits from good Transport links with Junction 7 of the M60 motorway approximately 2 miles South West. Chorlton Metrolink Station is within walking distance from the subject property. Nearby occupiers include Costa Coffee, Co-op Food and Cromia Pizzeria.

The property comprises of a ground floor and basement pharmacy at 496 Wilbraham Road with planning consent for conversion for two 1 bedroom and one 2 bedroom luxury flats on the first and second floor. 496b comprises of a ground floor restaurant with the first floor ideal for a luxury loft-style residential conversion subject to planning consent. There are seven rear parking spaces with each ground floor tenant benefitting from the use of one parking space .

### Tenure

The premises are held freehold.

### Purchase Price

We are seeking offers over £1,200,000 (One million, two hundred thousand pounds) .

### Legal Costs

Each party are to bear their own legal costs incurred in the documentation of this transaction.

### EPC

Copies of the EPC's are available upon request.

### Lease Information

#### 496 Wilbraham Road

Ground Floor and Basement let to Everest Pharmacy Limited for a term of 25 years from 20 April 2012 at a passing rent of £25,000 per annum exclusive (no further break options). The Tenant has the benefit of one rear car parking space. The First and Second Floors benefit from planning consent for conversion to luxury flats, two x 1 bedroom and one x 2 bedroom

#### 496b Wilbraham Road

Ground Floor let to Chapati Café Limited for a term of 15 years from 27 March 2014 at a passing rent of £24,950 per annum exclusive (no break options). The Tenant has the benefit of one rear car parking space. The First Floor is ideal for a luxury loft-style residential conversion subject to planning consent.

There is a rear car park area that has seven car parking spaces (two are allocated to the ground floor tenants).

There is development opportunity to extend at the rear of the properties to include an external modern glass staircase increasing the existing floor plan with the removal of the internal staircase along with an additional second floor to 496b which would increase the luxury flats to 5/6 in total (subject to planning).

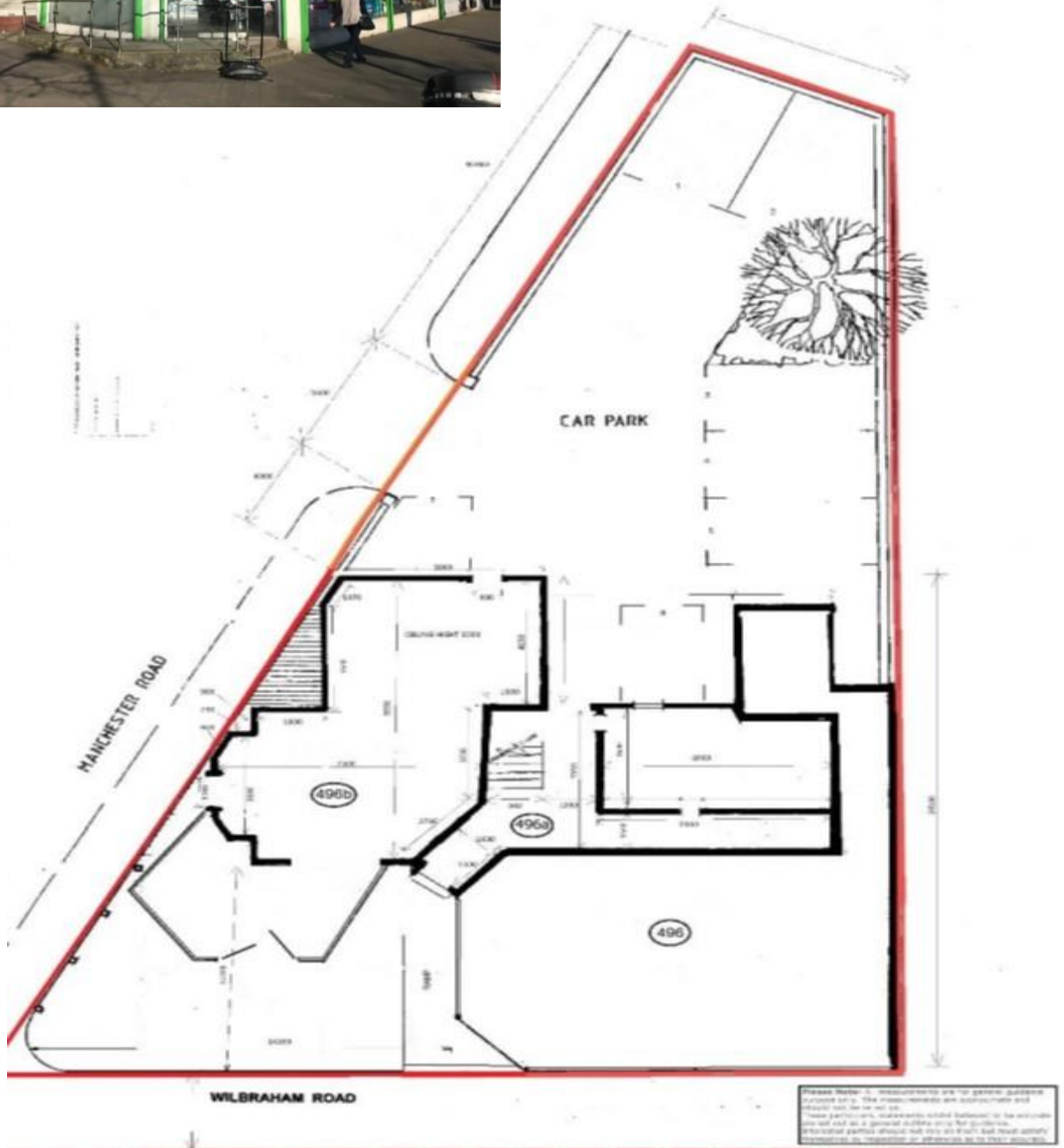
### SUBJECT TO CONTRACT

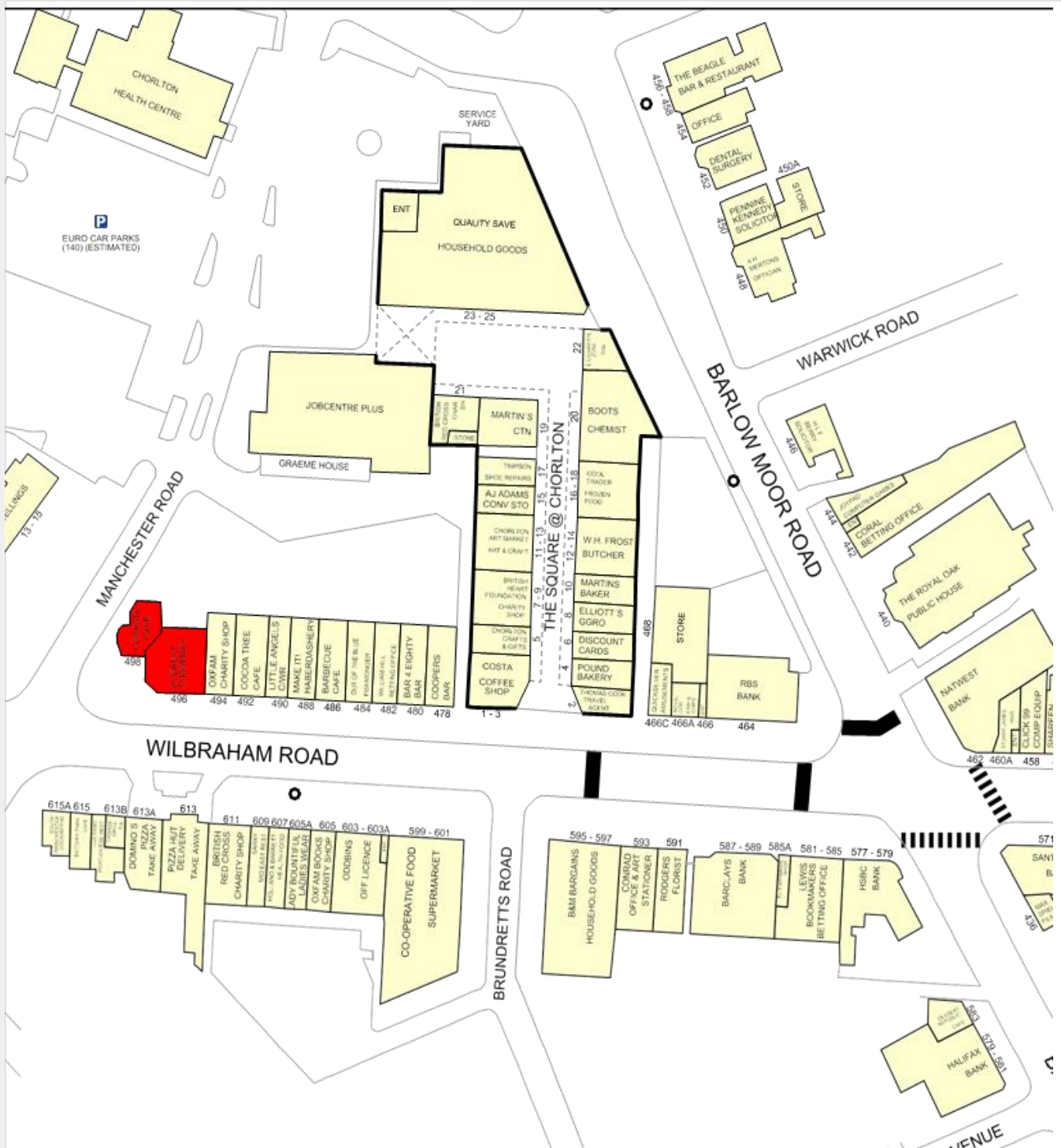
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