

FOR SALE

Lamb & Swift
Commercial Property

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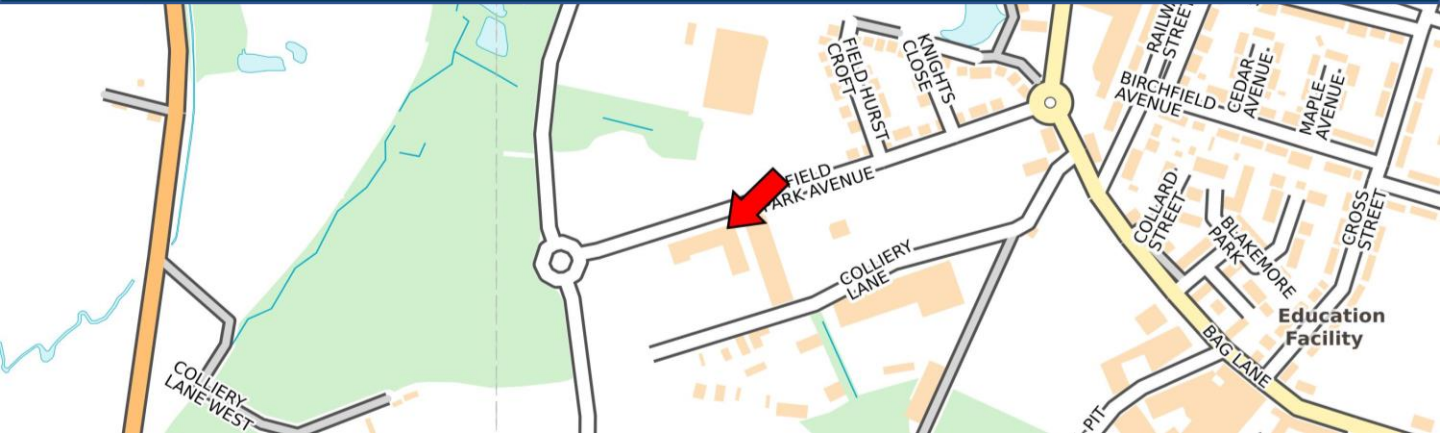
MODERN GROUND FLOOR OFFICE INVESTMENT
142.79 SQ M (1,537 SQ FT)



UNIT GF1
THE QUAD
ATHERLEIGH BUSINESS PARK
ATHERTON
M46 0SY

£219,950

- **Modern office investment producing £19,500 per annum, which reflects a gross yield of 8.87%.**
- **High quality office accommodation**
- **Located upon the well-established and popular Quad Development.**
- **5 parking spaces**
- **Arranged across ground floor only**
- **Offers in the region of £219,950**



LOCATION

The subject premises form a part of a development known as The Quad, situated upon Atherleigh Business Park, on the southern side of Gibfield Park Avenue, within the Atherton district of Greater Manchester. The development lies a short distance to the northwest of Atherton town centre and has ready access to Junction 4 of the M61 motorway, to the northeast, whilst access to the A580 East Lancashire Road is available, to the south, via the A579, Atherleigh Way.

DESCRIPTION

The subject property extends to provide for a self-contained ground floor office suite, which forms part of a wider office development. The accommodation is situated at the end of this courtyard style development and forms part of a traditionally constructed scheme, of brick elevations, set beneath a pitched, hipped and tiled roof covering.

The property has a galley kitchen and combined male/female WC. The suite has heating/comfort cooling and perimeter trunking. There are 5 dedicated on-site car parking spaces set within the communal courtyard.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description	SQ M	SQ FT
GF 1	142.79	1,537

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OCCUPATIONAL TENANCY

The subject property is currently occupied by The James Group Limited (Company No: 05296679) for a term of 5 years from and including 23rd June 2020 at a passing rent of £19,500 per annum.

SERVICE CHARGE

Further details available upon request.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £19,250 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Performance Asset Rating: B (30) – The certificate is valid until 9th July 2033

A full copy of the report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with joint agents:



Contact: Andrew Kerr
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