

For Sale - REDUCED PRICE



496 Wilbraham Road



496b Wilbraham Road

Chorlton

496, 496a & 496b Wilbraham Road, M21 9AS

REDUCED PRICE: Offers over £1,375,000

Freehold Investment - Ground and Upper Floors

Location:

- The property is situated on the prime south side of Wilbraham Road, to the west of the junction with Barlow Moor Road 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.
- Chorlton will be transformed with the redevelopment of the nearby shopping precinct into new leisure/retail units along with new homes along with green space directly to the rear of the subject property (see below).



www.onechorlton.co.uk

Contact Us: Jon Lovelady 07717 661389/jon@barkerproudlove.co.uk

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

Description:

Adjoining two buildings 496 and 496b Wilbraham Road. Ground floor income producing retail units with vacant upper parts primed for conversion into luxury residential flats.

There are seven rear parking spaces with each ground floor tenant benefiting from the use of one parking space.

Investment Summary:**496 Wilbraham Road**

Ground floor and basement let to Everest Pharmacy Ltd for a term of 25 years from 20 April 2012 at a passing rent of £34,000 per annum exclusive (no further break options). The tenant benefits from a storage area and one rear car parking space.

496b Wilbraham Road

Ground floor let to FC 003 Ltd t/a Filli for a term of 15 years from 27 March 2014 at a passing rent of £24,950 per annum exclusive (no break options). The passing rent will increase to £30,000 per annum exclusive wef 27th March 2025. Tenant benefits from one rear car parking space. The first floor is ideal for a luxury loft-style residential conversion subject to planning consent.

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).

Tenure:

The premises are freehold.

Price:

Offers over £1,375,000 (no VAT payable)

EPC:

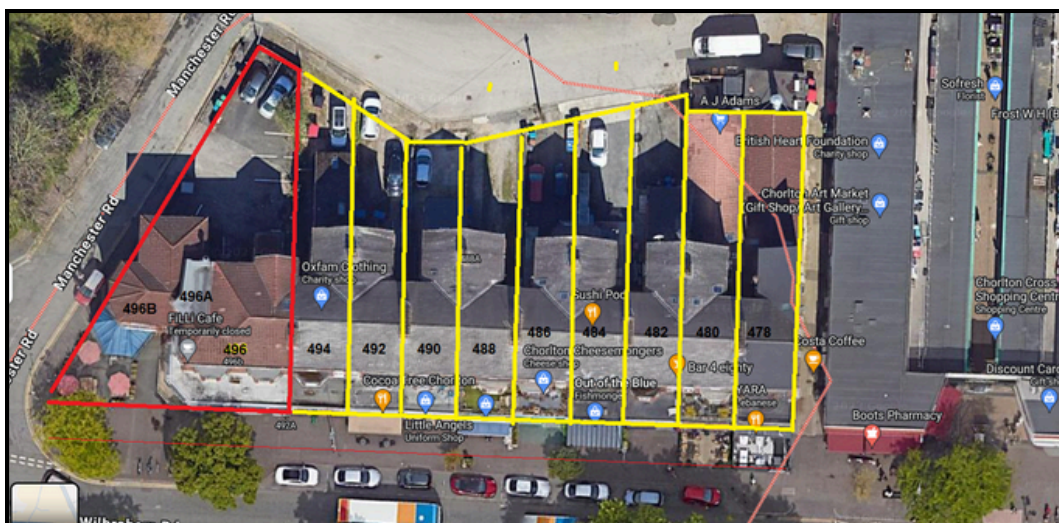
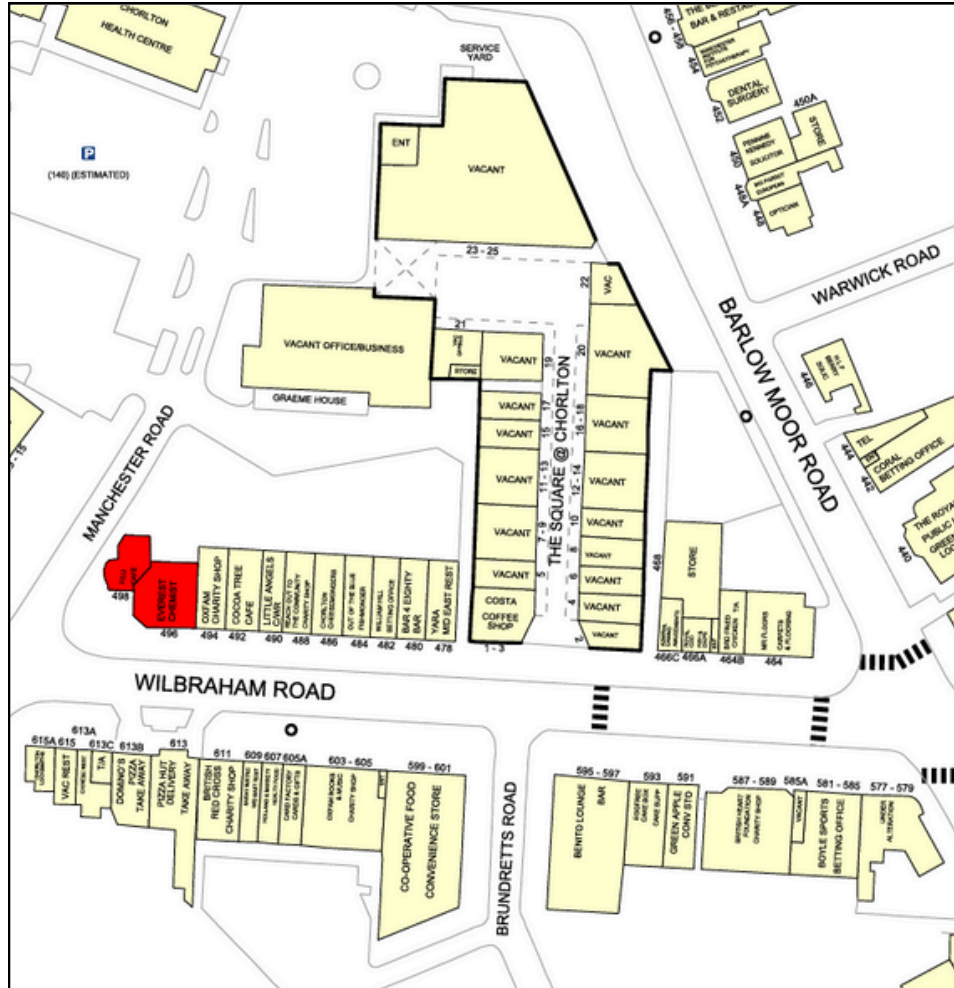
Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Date Prepared:

February 2025



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.