

# MULTI-LET COMMERCIAL INVESTMENT FOR SALE - Offered on behalf of a Pension Fund

**10 Broomfield Lane, Hale,  
WA15 9AQ**

**Offers in excess of £870,000**

## Property Features

-  Multi-let commercial investment
-  Fully let and currently producing £52,308 p.a.
-  Prime location in the centre of the affluent village of Hale

## CONTACTS

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# The SURROUNDINGS

## LOCATION

The property is located in Hale, an affluent village positioned approximately 1 mile south of Altrincham. The property forms part of the retail core of the village and the surrounding area is made up of local shops, cafes, restaurants and high value homes.

Hale railway station is a stones throw from the property on the other side of Victoria Road making it convenient for public transport and the A56, M56 and M60 road networks are close by.

Manchester city centre is approximately 12 miles to the north and Manchester airport is around four miles away.

On street parking is available on Broomfield Lane and two car parks are available at the railway station: Victoria Road and Brown Street (EV charging points).





## 10 Broomfield Lane, Hale, WA15 9AQ

### DESCRIPTION

End terrace property, set over four storeys that has been refurbished, with the loft and basement converted to create a total of 9 suites and provides individual office, consulting, and medical suites.

10 Broomfield Lane comprises of: 2 suites basement, 3 suites ground floor, 3 suites first floor and 1 loft suite with male/female WC's and shared kitchens on the ground and first floor.

Externally there is a prominent frontage, small courtyard and passageway with separate access to the rear of the property

# The Accommodation

The approximate Net Internal Floor Area is as follows:

Lower ground floor: 39.1m<sup>2</sup>  
Ground floor: 36.7m<sup>2</sup>  
First floor: 43.6m<sup>2</sup>  
Second floor: 21.3m<sup>2</sup>

Total: 140.7m<sup>2</sup> / 1515 sq.ft.

## The Occupancy

The property is fully let and producing an annual income of £52,308p.a.

There are nine individual suites, which are currently let by five tenants as some of the tenants occupy more than one suite. A tenancy schedule is available on request.

## Use Class

The property has the following permitted use classes: A1, A2, B1 and D1, with most of these now falling under use class E. The upper floor was previously residential.



## PRICE

Offers in excess of £870,000.

## TENURE INFORMATION

Freehold under title number GM104746.

## EPC

Energy Asset rating is C.

## BUSINESS RATES

Currently each suite has an individual rateable value, with business rates relief claimed by each individual tenant.

To view the ratings, see link:

<https://www.tax.service.gov.uk/business-rates-find/results>

## VAT

All prices are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## FURTHER INFORMATION

This is a retirement sale by Trustees of the Pension Fund. One of the trustees has offered to continue to manage the properties on a day-to-day basis for a period of up to 12 months.

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE

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