

**61 & 61A London Road South  
Poynton  
Cheshire**

**For Sale**

**£325,000 subject to contract**



**292.7 sq.m (3,151 sq.ft)**

**Investment property comprising income producing ground and first floor restaurant/takeaway premises, vacant ground floor retail/A2 office premises with outbuildings and car parking to rear**

- Car parking to the front and rear
- Occupying a prominent main road location
- Almost opposite JD Wetherspoon's recently refurbished Kingfisher pub/restaurant
- Takeaway/restaurant income £10,400 pax with a fixed increase to £12,000 pax 01/12/14
- Poynton occupiers include Waitrose, Costa Coffee, Boots and Purple Pakora
- Site area 787 sq.m (0.194 acre)

## Location

The property is prominently located on London Road South (A523) just south of Poynton's village centre almost opposite the recently refurbished JD Wetherspoon Kingfisher pub. Poynton is a popular residential area with a busy retail centre which has recently undergone extensive improvements including new pavements, road surfaces and street furniture and retailers in the village include Waitrose, Costa Coffee, Purple Pakora and Boots, amongst many others. The area is well served by bus and rail services. Manchester International Airport is within approximately 20 minutes drive. (SatNav: SK12 1LA )

## Description

A two storey end of parade property comprising vacant ground floor retail/A2 office premises, ground and first floor takeaway/restaurant premises and detached outbuildings to the rear. The main structure is of brickwork construction with a pitched slated roof and is part single storey to the rear with a flat mineral felted roof.

### 61 London Road South (Retail/A2 Office Premises)

Ground Floor: 81.1 sq.m (873 sq.ft) net internal area, including sales area with suspended ceiling, store and kitchen. In addition there are ladies and gents toilets.

### 61A London Road South (Restaurant/Takeaway Premises)

Ground Floor: 48.6 sq.m (523 sq.ft) net internal area approx (tbc).

First Floor: 95 sq.m (1,023 sq.ft) net internal area approx (tbc)

### 61 London Road South (Out Buildings)

Unit A; 47.0 sq.m (506 sq.ft) gross internal area (workshop).

Unit B: 21 sq.m (226 sq.ft) gross internal area (dilapidated).

## Car Parking

There is car parking to the front and rear and the site has an overall area of 787 sq.m (941 sq.yds/0.194 acres).

## Services

Available services include, gas, electricity, water and drainage. The premises are part centrally heated.

## Energy Performance

Energy Performance Asset Rating D. EPC available on request.

## Rateable Assessment

Ground Floor 61 London Road South

Rateable Value: £11,000

Business Rates Payable 2014/15: £5,181.00

Ground & First Floor 61A London Road South

Rateable Value: £7,900

Business Rates Payable 2014/15: £3,720.90

**Note:** Buckley Commercial for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Buckley Commercial has any authority to make representations or give any warranties in relation to this property.

Unit A rear of 61 London Road South – workshop & premises

Rateable Value: £2,075

Business Rates Payable 2014/15: £997.33

Unit B rear 61 London Road South - building in disrepair

Rateable Value: £0

Business Rates Payable 2014/15: £0

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

## Tenure

Freehold/long leasehold (to be confirmed).

## Tenancy

61A London Road South (takeaway/restaurant) is let to a private individual t/a Clove on a 20 year FRI lease commencing 01/12/2012 at a rent of £10,400 per annum exclusive for the first 2 years, rising to £12,000 per annum exclusive at the end of year 2, with upward only rent reviews at 5 yearly intervals. The tenant has the right to park 4 cars.

## Purchase Price

£325,000, subject to contract.

## Viewings/Further Information

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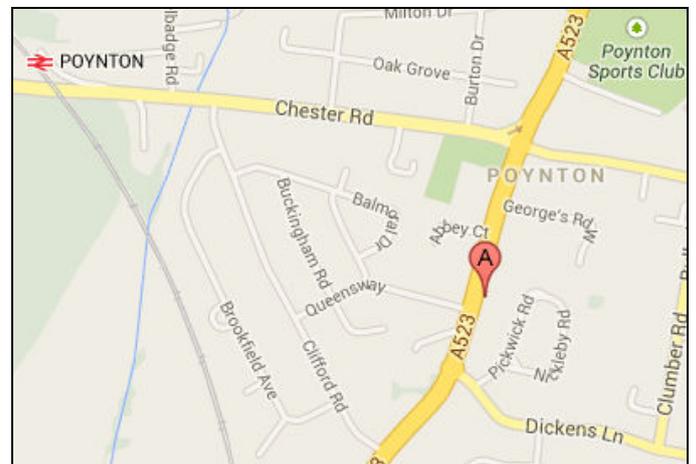
## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties and subject to the existing tenancy on the restaurant/takeaway premises.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## Location Map



(PA2688-09/04/14 - Draft 1)