

Lancashire Gate

Tiviot Dale, Stockport
SK1 1TD



Freehold Town Centre Office Development/Investment Opportunity

Investment Summary

- > The property comprises a Freehold detached office building suitable for a variety of uses and occupiers.
- > Located in thriving Stockport, which has transformed over the last 10 years into one of South Manchester's leading destinations.
- > Stockport town centre is a professional business centre populated by accountants, lawyers, architects, banks and more.
- > The building is within Stockport Town Centre Business Improvement District (BID).
- > Total Net Internal Area 6,944 sq ft across ground and three upper floors and a Gross Internal Area of 9,462 sq ft.
- > 11 underground parking spaces.
- > 10 surface level parking spaces.
- > Redevelopment or extension potential.
- > EPC B.
- > Freehold.

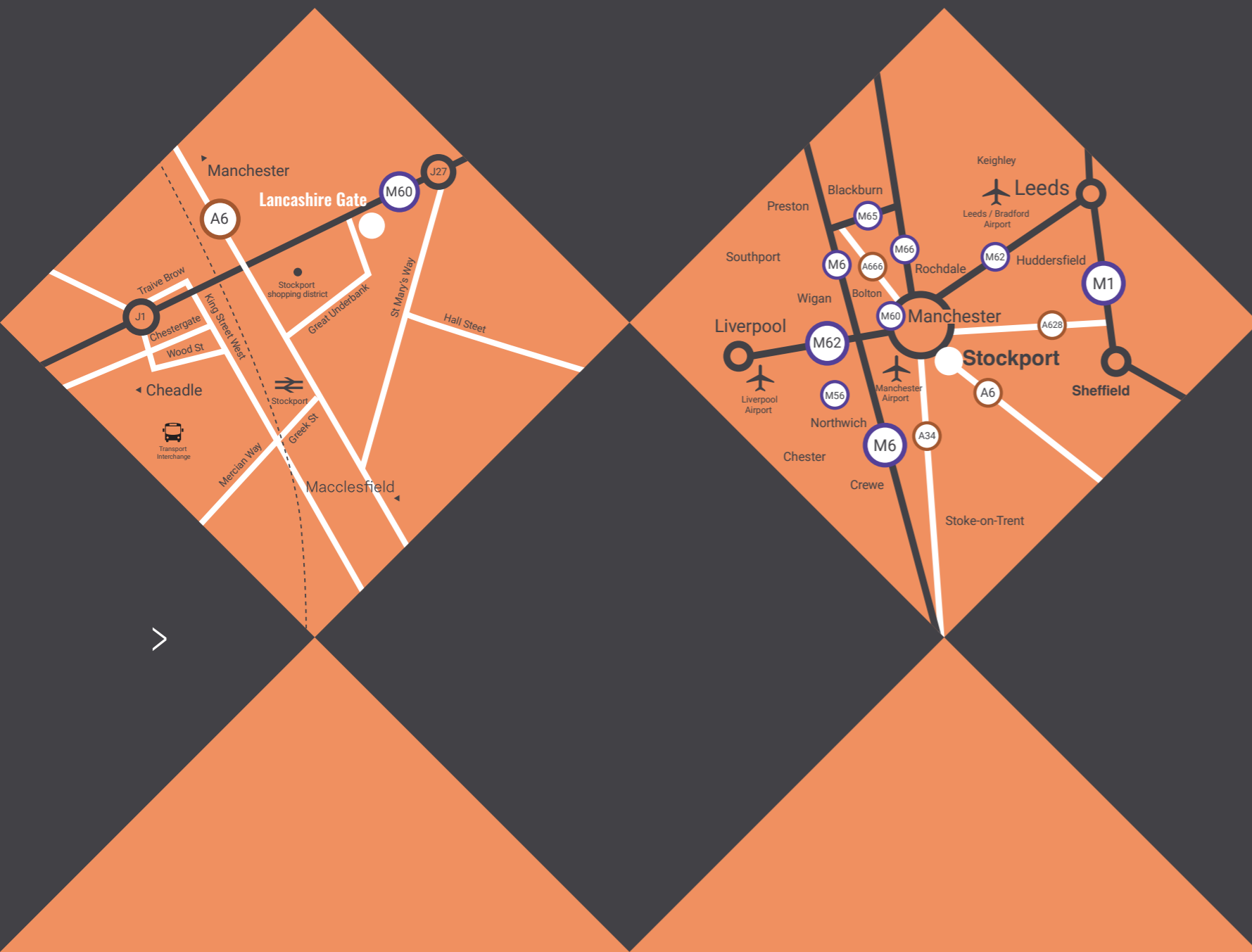


£945,000

We are instructed to seek offers of £945,000 (Nine Hundred and Forty Five Thousand Pounds), subject to contract and exclusive of VAT.

Stockport

Stockport, a thriving business town located within striking distance of Manchester City Centre, home to over 13,000 businesses. The town is currently underway on a £1bn investment program which has seen the likes of Capital & Centric develop new town centre neighbourhoods such as Weir Mill.



Facts and Stats:

- > Access to **3 million people** within 30 minutes

- > Growing employment base, **up 13%** since 2015

- > Economy **grew 24%** between 2008 and 2018

- > **£6.7 billion** economy (GVA)

- > **295,000** population

- > Adjacent to M60 Junction 1, giving **easy access** to Greater Manchester towns and the national motorway network

Travel Times

- > Manchester by Train – **10 minutes**

- > London Euston by Train – **1hr 57 minutes**

- > Manchester Airport by car – **15 minutes**

- > **100m** to Stockport high street

- > **Excellent access** to Stockport Merseyway and Historic Stockport

Stockport Regeneration



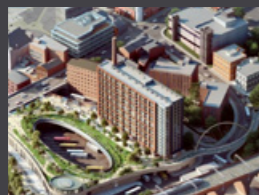
Stockport 8

Adjacent to Stockport's historic viaduct and Stockport Interchange, Stockport 8 is an 8-acre site creating a new digitally capable, walkable neighbourhood comprising of over 1,000 new homes.



Stockport Exchange

A £145 million flagship commercial development within the town centre, including a 115-bedroom Holiday Inn, 1,000 space NCP car park as well as office and retail space.



Stockport Interchange

Transformation of Stockport's 2-acre bus station into a modern transport interchange with public realm and green space.



St Thomas' Gardens

The former St Thomas' Garden Hospital was acquired by Stockport Council and will be redeveloped into a leading residential scheme, comprising 68 houses and a 70-bedroom adult car facility.



Royal George Village

A 442 apartment residential scheme on a 3-acre site between Greek Street and Wellington Road South. The scheme will include car parking provisions, new offices and start-up space as well as a new public realm.



Stockport Merseyway

Regeneration of a key pedestrianised part of the town centre. Plans include repositioning of the former RBS building to grade A offices, significant public realm improvements and a brand new innovation centre, a hub for businesses.

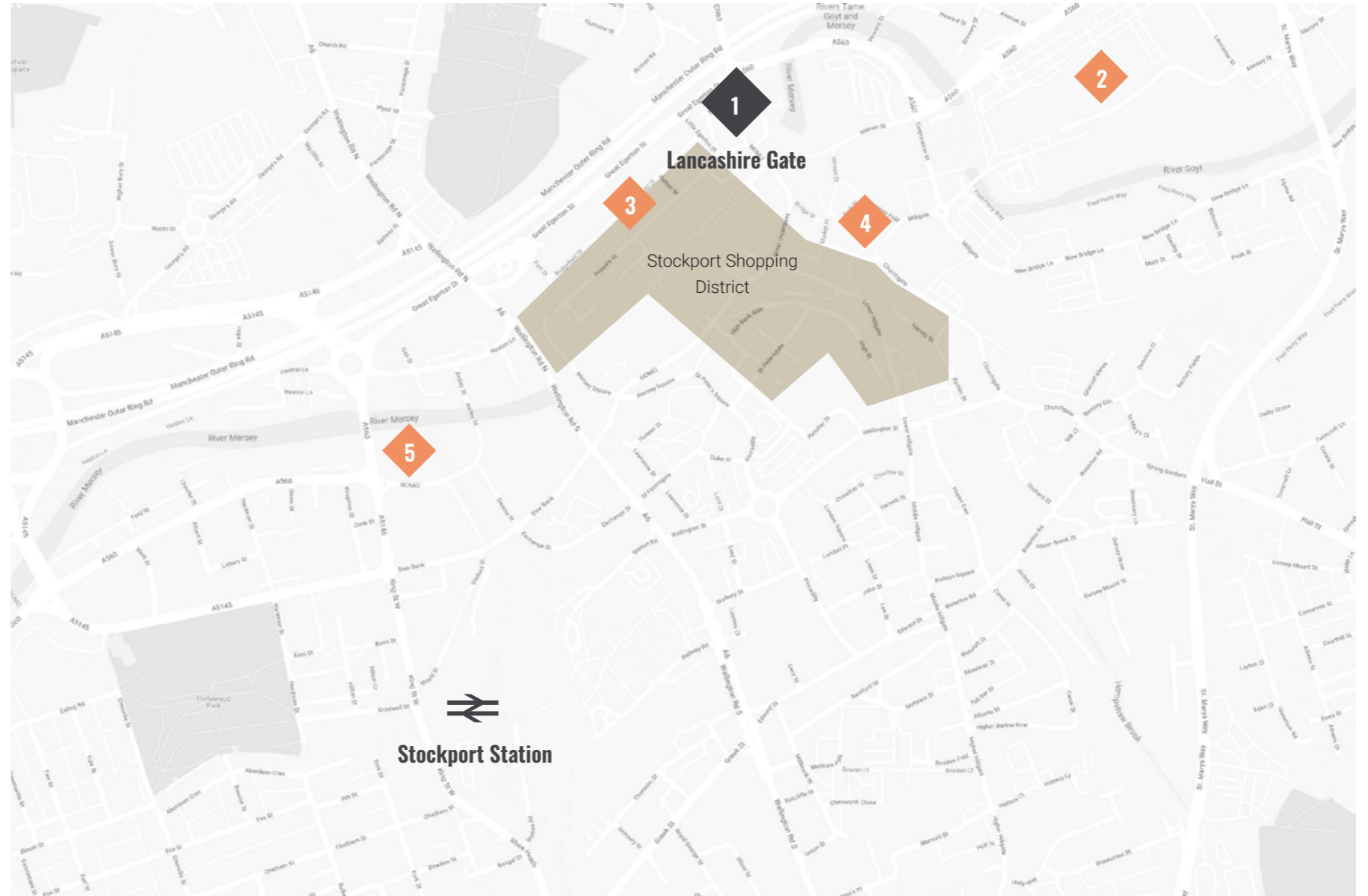


Situation

Lancashire Gate is located in Stockport town centre, providing access to a variety of amenity such as the Redrock Centre, home to established retail and leisure chains including Pizza Express and The Light Cinema.

The site is bounded by the M60 to the North, commercial offices to the East including Dale House, Stockport High Street to the South and Stockport's leading leisure destination Redrock to the West.

Stockport is one of the fastest growing regions to the South of Manchester, with direct train access to Manchester City Centre in 10 minutes and London Euston in under 2 hours.



A number of key residential and commercial development schemes are currently under construction in the town centre, including Capital & Centric's Weir Mill, Stockport transport interchange and Stockport Exchange work and leisure district.

Lancashire Gate is located in a prime position to access Stockport's leading retail and leisure destinations.

The property provides easy access to other excellent amenity including the historic district, Market Square, Plaza Theatre and high quality independent restaurants, bars and coffee shops.



- Lancashire Gate
- Stockport Market Hall
- Peel Retail Park
- Capital & Centric – Weir Mill
- Redrock

Description

The property comprises a detached office building constructed in 1996. The building has been the HQ for a professional services company and is suitable for a variety of occupiers and uses, such as office and residential.

The property benefits from both surface level and underground car parking. There is an opportunity to extend the property to provide more floor area.

The accommodation is arranged over ground and three upper floors, with the current tenant fitting the space out with a variety of open plan workspaces, meeting rooms, reception and kitchenette areas.

Accommodation

Floor	GIA SQ M	GIA SQ FT
Ground	219.78	2,365
First	219.78	2,365
Second	219.78	2,365
Third	219.78	2,365
Total	879.12	9,462

The property includes a basement car park, secured by an electronic roller shutter door. The underground car park provides 11 car spaces.

There is also an external, surface level car park providing 10 spaces.



Tenancy

Tenant	Lease Expiry	Rent PSF	Rent PA
Hurst Accountants Limited	30th April 2024	£13.00	£90,000

Tenure

Freehold.

EPC

The building has a EPC rating of B. A copy of the Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Anti-money Laundering

In accordance with Anti-money Laundering regulations, source of funding and identification will be required from the successful bidder prior to instructing solicitors.

Proposal

We are instructed to seek offers in excess of **£945,000 (Nine Hundred and Forty Five Thousand Pounds)** subject to contract and exclusive of VAT.





Contacts

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