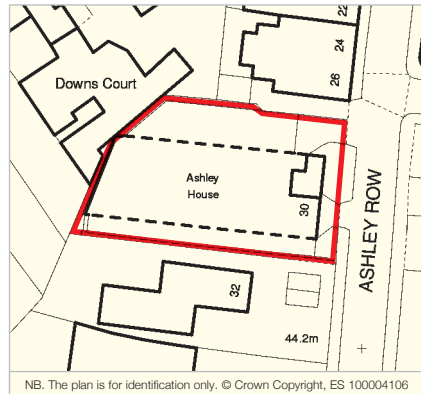


# Altrincham

## The Bloc, Ashley Road, Cheshire WA14 2DW

- **A Freehold Detached Office Building**
- **Permitted Development for Conversion to Residential**
- **Proposed Accommodation to provide a Total of 32 Self-Contained Flats comprising 8 x Studios, 12 x One Bedroom and 12 x Two Bedroom Flats**
- **Parking for 29 Cars at Ground Floor Level**
- **Subject to various Commercial Leases and a Licence**
- **Total Current Rent Reserved **£286,629 per annum (equivalent)****

**12 WEEK COMPLETION AVAILABLE**



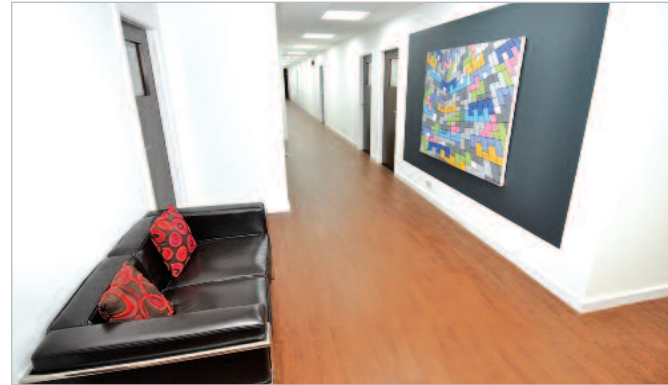
### To View

The property will be open for viewing every Wednesday before the Auction between 9.00 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Hill Dickinson LLP (Ref: Darren Hamer).  
Tel: 0161 817 7324.  
Email: darren.hamer@hilldickinson.com

### INVESTMENT/DEVELOPMENT – Freehold Building with Planning



### Tenure

Freehold.

### Location

The property is situated on the west side of Ashley Road, close to its junction with Peter Street. Ashley House is towards the Bowdon and Hale end of Altrincham town centre. The building is less than 3 minutes' walk to the Altrincham Interchange for tram, rail and buses. Local amenities are available in Hale and the further facilities of Altrincham are accessible to the north. The extensive amenities of Manchester city centre are accessible to the north. The M6, M56 and M62 Motorways are all within reach. The open spaces of Stamford Park are to the east.

### Description

The property comprises a detached building arranged over ground and five upper floors beneath a flat roof. Internally, the property is arranged to provide office accommodation and there is parking for 29 cars at ground floor level.

### Tenancies

A schedule of Tenancies is set out below.

### Planning

Local Planning Authority: Trafford Council.  
Tel: 0161 912 2000.

The property is to be offered with permitted development rights for conversion to provide a total of 32 self-contained flats.

### Proposed Residential Accommodation

A schedule of Proposed Residential Accommodation is set out below.

Floor	Accommodation
First	2 x Studios, 3 x One Bedroom Flats, 3 x Two Bedroom Flats
Second	2 x Studios, 3 x One Bedroom Flats, 3 x Two Bedroom Flats
Third	2 x Studios, 3 x One Bedroom Flats, 3 x Two Bedroom Flats
Fourth	2 x Studios, 3 x One Bedroom Flats, 3 x Two Bedroom Flats
<b>Total Proposed Accommodation</b>	<b>32 Self-Contained Flats</b>

Property	Floor	Terms of Tenancy	Current Rent £ p.a.
1.01	First	Subject to a lease for a term of 12 months from 18th November 2016	£7,800 p.a.
1.02	First	Subject to a lease for a term of 12 months from 1st December 2016	£12,000 p.a.
1.03	First	Subject to a lease for a term of 12 months from 1st December 2016	£12,000 p.a.
1.04	First	Subject to a lease for a term of 24 months from 1st August 2016	£20,023 p.a.
1.05+1.06	First	Subject to a lease for a term of 12 months from 30th September 2016	£24,360 p.a.
1.07	First	Subject to a lease for a term of 12 months from 1st September 2016	£7,098 p.a.
1.08	First	Subject to a lease for a term of 12 months from 1st September 2016	£7,588 p.a.
1.09	First	Subject to a licence for a term of 6 months from 11th January 2017	£3,600 p.a.
2.0	Second	Subject to a lease for a term of 5 years from 5th September 2011 (holding over)	£62,160 p.a.
3.0	Third	Subject to a lease for a term of 5 years from 7th March 2015	£65,000 p.a.
4.0	Fourth	Subject to a lease for a term of 5 years from 7th March 2015	£65,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

