

INVESTMENT FOR SALE

Standalone, Purpose Built, Roadside Retail

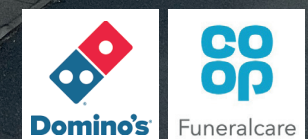
292a Oldham Road, Failsworth, Manchester M35 0HB

- A standalone, purpose built, roadside investment.
- Prominently located fronting on Oldham Road (A62), 6 miles from Manchester City Centre.
- Freehold.
- Site Area 0.156 acres.
- Let to excellent covenants of DP Realty Limited (t/a Domino's Pizza) and Co-operative Funeral Plans Limited.
- Total passing rent £31,000pa equating to £13psf allowing scope for future growth.
- WAULT 7.33 years.
- The site provides 10 car parking spaces.

Seeking offers in excess of £440,000 ex of VAT and subject to contract. This reflects a Net Initial Yield of 6.75% assuming purchaser's costs of 4.41%.



LET TO



Site Location

The property is located centrally on Oldham Road (A62) at its junction with Ashton Road West in Failsworth Manchester. The A62 is one of the busiest arterial routes running north out of Manchester and provides easy access in to the city centre, Oldham Town Centre and the M60 orbital motorway. Manchester City Centre is c.6 miles southwest and Oldham Town Centre is c.3 miles northeast of the property.

Description & Accommodation

The property comprises a one-storey red brick and part rendered building and provides for c.2,044 sq. ft of purpose-built retail accommodation.

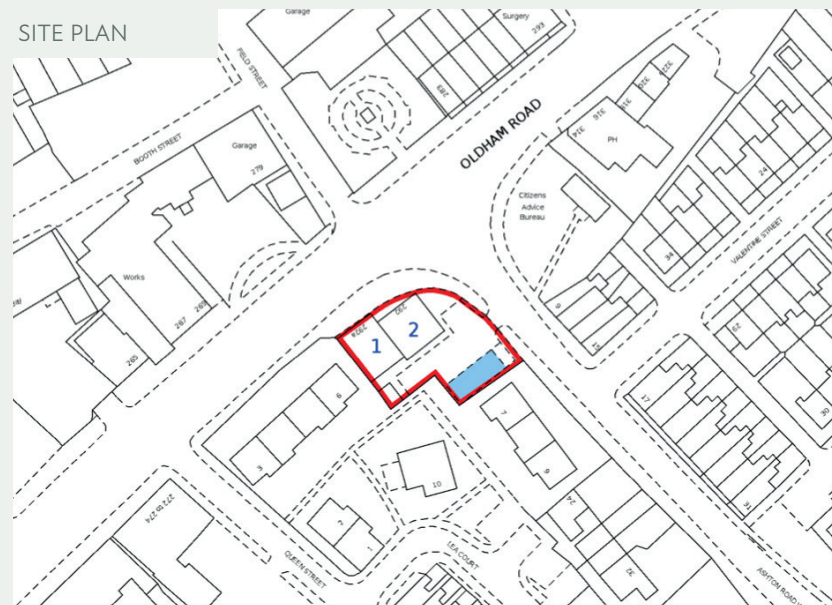
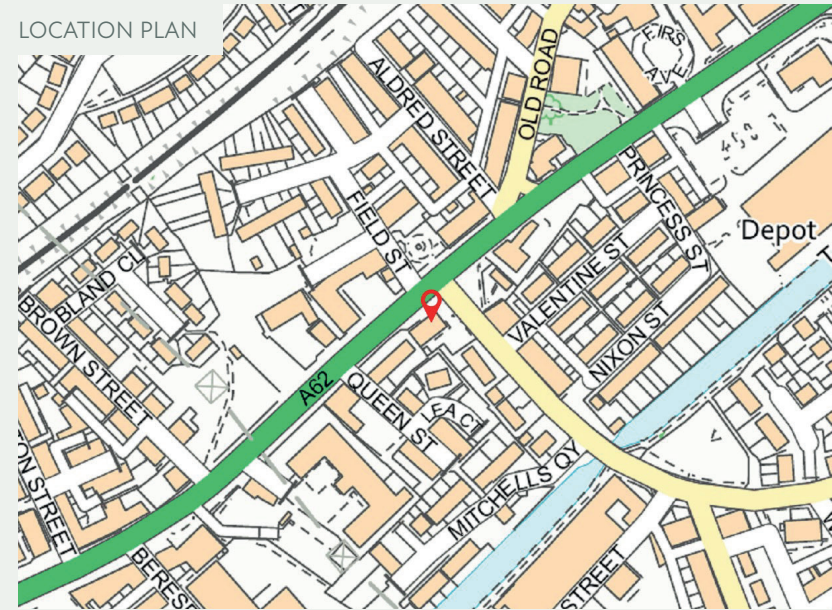
The property was constructed in circa 2015

The site is c.0.156 acres and includes dedicated car parking for up to 10 cars and a bin store.

	SQ Ft	SQ M
Unit 1 (Co-op Funeral Care)	1,022	95
Unit 2 (Domino's)	1,022	95
Total	2,044	190

TENURE

Freehold: Title Number GM867434



Tenancy

UNIT 1

Let to Co-operative Funeral Plans Limited until 25th October 2029.

The current passing rent is £13,500.

Co-op have the exclusive right to use 2 car parking spaces.

The lease is drawn on an effective full repairing and insuring basis. There is a service charge relating to the maintenance of the building and common parts.

UNIT 2

Let to DP Realty Limited (t/a Dominoes) until 3 November 2034.

The current passing rent is £17,500. The next rent review will be in November 2029 (Open Market Rent). DP Realty have recently agreed to remove their break option (4 November 2025).

Dominoes have the exclusive right to park in 5 car parking spaces.

The lease is drawn on an effective full repairing and insuring basis. There is a service charge relating to the maintenance of the building and common parts.



Covenant

Co-operative Funeral Plans Limited (Company Number: 30808R)

A wholly owned subsidiary of The Co-operative Group Limited which is owned by over 4 million UK consumers.

The Co-op operates over 2,600 food stores, over 1,000 funeral homes and provides products to over 5,100 other stores, including those run by independent co-operative societies and through its wholesale business, Nisa Retail Limited. Employing over 63,000 people, the Co-op has an annual turnover of £11.5bn.

Co-op Funeralcare is one of the largest funeral directors in the UK, accounting for 16.5% of the funeral market. In addition to its funeral home operations, the business also operates repatriation services; crematoria and cemeteries; woodland burial grounds; a memorial masonry manufacturing facility and a coffin factory and workshop.

Further information can be found at:
www.coop.co.uk/funeralcare

Dun & Bradstreet Rating: 5A2



Funeralcare

DP Realty Limited (Property Holding Company Domino's Pizza Group Ltd) (02882513)

Domino's Pizza Group plc is the UK's leading pizza brand. Since opening the first Domino's store in the UK in 1985, the company now have over 1,000 stores across the country and more than 35,000 team members. Last year it sold almost 90 million freshly handcrafted pizzas, helping to make Domino's one of the most recognisable names in the food industry.

Domino's Pizza UK & Ireland Limited is the master franchisor for UK and Ireland and main operating subsidiary of Domino's Pizza Group plc ("DPG"), a FTSE 250 company. All of the UK and Ireland leases are acquired in the name of DP Realty Limited which is a wholly owned subsidiary of DPG.

Further information can be found at:
corporate.dominos.co.uk/about-us

Dun and Bradstreet Rating: 2A2









VAT

The property is elected for VAT and VAT will therefore be payable on the purchase price. It is anticipated the sale will be dealt with as a TOGC.

EPC

Available on request.

Proposal

We are instructed to seek offers in excess of £440,000 ex of VAT and subject to contract. This reflects a Net Initial Yield of 6.75% assuming purchaser's costs of 4.41%.

Anti-Money laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

www.kingstreet-re.com

MISREPRESENTATION

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2024.

For further information please contact

BETH GALVIN MRICS

DD: 0161 850 9791 | M: 07775 875 600 | E: beth@kingstreet-re.com

TOBY MOULE

DD: 0161 850 1699 | M: 07527 590 779 | E: toby@kingstreet-re.com

TIM LETTS MRICS

DD: 0161 260 0061 | M: 07990 516 673 | E: tletts@ltlproperty.com

