

FOR SALE

The Old Courthouse

Chapel Street, Dukinfield, SK16 4DT



Offers in the Region of £795,000

- Office Investment Property
- Multi-Let / Multi Occupancy Business Centre
- Annual Net Income – Circa £90,000
- 33 Suites
- Never Less Than 85% Let in Previous 10 Years
- Attractive Period Building
- On Site Car Park and Adjacent Public Car Park



Location

The Old Courthouse is situated at the junction of Chapel Street and Brunswick Street, just off King Street (A627) in the centre of Dukinfield and just behind Dukinfield Town Hall. It is within easy reach of junctions on both the M67 & M60 motorways and is also close to the centres of Ashton under Lyne and Hyde on the eastern side of Greater Manchester.

Client Statement

“ This is a wonderful historic building, which has performed consistently over the 20 years we have owned and managed it, never dropping below 85% occupancy, even when the market was really tough. Our reputation is strong, our own website has significant search engine optimisation locally, and we currently have a waiting list. However, I am now in my early 60's and it's time for a change of direction, with a lot of places we still want to visit! This building, and its continued success means a lot to us, and we appreciate that the purchaser may benefit from our continued input, and as such, we are happy to agree terms to facilitate a smooth transition period for the new owners and our Tenants. ”

Description

The property is a former Prison turned Magistrates Court, originally built circa 1903 but, converted and refurbished in 2001 to create a comfortable and well specified office building. The building is divided into a number of office suites with additional smaller offices and some storage facilities. Each office suite is cabled to a central communications room and IT and telecom facilities are available to tenants, and there is both on site and on street parking. The whole site is approximately 0.43 acres / 0.17 Ha.

Accommodation

The property has not been measured, although it is understood to have a net internal floor area of around **9,500 sq ft** and a gross internal floor area of around **15,000 sq ft**.

Income and Tenants

The annual net income is approximately £90,000, and the gross income including service charges is circa £115,000 (July 2020).

There are 33 Office suites and 24 separate Tenants. The property has never been less than 85% let in the previous 10 years.

VAT

We are informed that VAT is not payable in addition to the price quoted.

**FOR SALE: Offers Invited in the Region of
£795,000**

Price

Offers in the region of £795,000 subject to contract and exclusive of VAT are invited. A purchase at this level reflects a net initial yield of 10.03% assuming purchaser's costs of 5% and based on the annual net income reported in July 2020.

Tenure

We have not had sight of the title deeds but are informed that the property is Freehold. Solicitors should confirm this information.

Business Rates

We understand that the property currently has multiple rating assessments and further information is available either from Tameside MBC or the Valuation Office Agency. The Tenants are responsible for the payment of business rates with the Landlord only responsible for business rates for common areas.

EPC

The property has an Energy Performance Rating of E-122. A copy of the full certificate is available at the office.

Local Authority

Tameside MBC, Council Offices, Wellington Street,
Ashton under Lyne, OL6 6DL.
(T) 0161 342 8355 (W) www.tameside.gov.uk

Viewing

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

Notes:

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation.

We have not been provided with any of the following compliance records for the property: Asbestos Management Survey & Risk Register/Legionella Risk Assessment. Viewing is at prospective purchasers own risk.

Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Subject to Lease/Contract VB/GDO/A555 July 20

Important Notice: Breakey & Nuttall 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 employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. **(4)** measurements and floor areas are given as a guide and should not be relied upon. **(5)** no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. **(6)** circumstances may change beyond our control after the publication of these particulars.