Prime Residential Development Opportunity
Opportunity to acquire a prime vacant office building in central Altrincham

Long Leasehold sale of the second to sixth floor inclusive (250 years)

Existing planning consent for conversion and extension to form 60 residential apartments

Benefits from excellent transport links to Manchester City Centre via Altrincham’s transport interchange

Easy access to the Stamford Quarter, providing an extensive range of shops and leisure destinations

The property extends to 33,820 sq ft (3,142 sq m)
CLARENDON HOUSE is located in the renowned retail area, in Altrincham, known as the Stamford Quarter. Altrincham has a strong reputation as a commuter town based on its strategic location between Manchester City Centre (8.6 miles to the north east) and the M56 motorway (2.3 miles to the south west), whilst also benefiting from Manchester’s Metrolink service via the Altrincham Interchange.

The property fronts Stamford New Road, opposite Altrincham station. The interchange offers Metrolink services to Manchester and also wider train services to Stockport and Chester. The A56 runs through Altrincham, connecting it to Manchester and the M56.

Altrincham is home to several schools including Altrincham Grammar, Loreto and North Cestrian. The Town Centre benefits from a large number of amenities including a Tesco Extra, Sainsbury’s Supermarket and Altrincham’s Market House. The Stamford Quarter is also home to a host of national fashion and restaurant chains including H&M, Flannels, Next, River Island and Le Bistrot Pierre.

CLARENDON HOUSE

SITUATION
The existing property is arranged over ground, and six upper floors, however this sale only incorporates the second to sixth floors, including two ground floor access points.

The second to sixth floors were formerly used as offices but are now vacant.

The ground floor, which will remain under the ownership of our Client, is currently occupied by multiple independent retailers. The first floor is leased to Trafford Council and is currently used as the town’s Library.

**Total floor area**
33,820 sq ft (3,142 sq m)
The subject property has the benefit of planning permission for the conversion and extension of the second to sixth floors to deliver 60 residential units (Ref: 88883/FUL /16). The proposed development comprises 9 x one bedroom units and 51 x two bedroom units.

This is based on a two storey extension at roof level alongside a part three and part five storey infill extension to the rear.

A previous permitted development application was consented for conversion of the existing space to 42 units, however this lapsed in May 2016.
Important Notice
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PRICE
Price on Application.
Interested parties are required to confirm their interest via e-mail. Thereafter, access to the data room will be provided and a bid deadline issued.

All offers are to be submitted in writing, for a fixed and specified sum, for the attention of Ed Rooney, Savills (UK) Limited, Development Department, Belvedere, 12 Booth Street, Manchester, M2 4AW.

LEGAL COSTS
Each party will be responsible for their own legal costs associated with this transaction.

VAT
The vendor reserves the right to charge VAT on the purchase price.

EPC
The EPC rating for this property is C. The certificate will be made available to interested parties.

VIEWING
On-site viewing is strictly by appointment with Savills only. Please contact Ned Brooks for access arrangements.

TENURE
Long Leasehold – A new long leasehold will be granted with a term of 250 years. Trafford Council will retain the freehold.

SERVICES
Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

The current service charge budget will be made available to interested parties.

CONTRACT
For further information please contact:

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+44 (0) 161 602 8211
erooney@savills.com

Ned Brooks
+44 (0) 161 277 7218
nbrooks@savills.com

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