

PRIME RETAIL INVESTMENT IN AFFLUENT CHESHIRE VILLAGE OF ALDERLEY EDGE

51 - 51A LONDON ROAD, ALDERLEY EDGE, CHESHIRE SK9 7DY



PK3
AGENCY

INVESTMENT SUMMARY

- ▶ Prime retail investment in affluent Cheshire village of Alderley Edge
- ▶ Alderley Edge is located half a mile south of Wilmslow, 5 miles northwest of Macclesfield and 20 miles south of Manchester City Centre
- ▶ The area is one of the **most expensive and sought-after places to live** in the UK outside of central London
- ▶ **Two self-contained commercial units** across ground and lower ground floor within a mixed-use building (upper floors not included in the vendor's ownership)
- ▶ Total net internal floor area of **2,730 sq ft**
- ▶ Let to **Pedal Pulses Limited** and **Henry D Johnstone Jewellers Limited**
- ▶ Both units let on effective **fully repairing and insuring leases**
- ▶ Current passing rent of **£98,957 per annum**
- ▶ **AWULT of 4.53 years to expiries** (no breaks)
- ▶ Held long leasehold for a term of 999 years wef 1st January 2016 (988 years unexpired)

OFFERS IN EXCESS OF
£1,245,000 (STC)

7.50%
NET INITIAL YIELD



Upper floors not included in the vendor's ownership and excluded from the sale

ALDERLEY EDGE

Alderley Edge is a highly affluent village and commuter settlement in Cheshire East, located approximately half a mile south of Wilmslow, 5 miles northwest of Macclesfield and 20 miles south of Manchester City Centre.

Consistently ranked as one of the most expensive and sought-after places to live in the United Kingdom outside of central London, Alderley Edge benefits from a captive, high-spending resident population and a vibrant retail and leisure economy.

The town benefits from excellent transport connectivity, located just under a mile from the A34 which provides connections to Congleton in the south to Manchester in the north. In terms of public transport, Alderley Edge Station is located in the town centre on the Northern Line between Crewe and Manchester, serving nearby residential areas.



5 MINS TO WILMSLOW

10 MINS TO PRESTBURY

10 MINS TO MACCLESFIELD

2 MINS TO A34



29 MINS TO MANCHESTER PICCADILLY

15 MINS TO STOCKPORT

24 MINS TO CREWE



6 MILES TO MANCHESTER AIRPORT



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50%+

of the population in the highest social group (AB)



65+

Residents aged 65+ account for approximately 28-29% of the population



75%+

people own their own home



£679,995

Average house price
(Rightmove 2026)

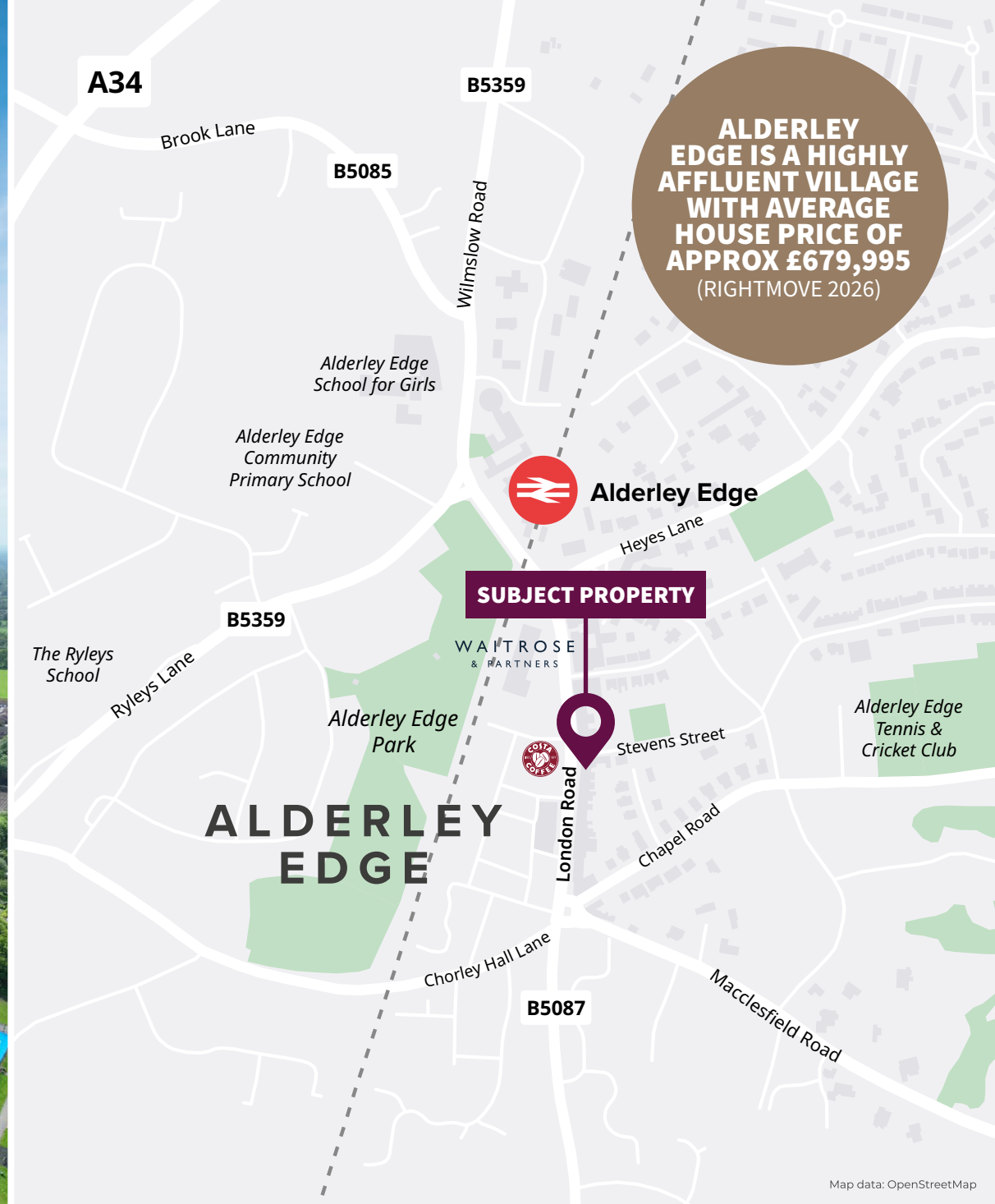


SITUATION

The property is prominently situated on London Road, the primary retail thoroughfare of Alderley Edge village centre.

The location benefits from high levels of both pedestrian footfall and vehicle movements each day.

Nearby occupiers include Waitrose, Tesco, Café Nero, Costa Coffee, Barclays, Piccolinos, Gusto, as well as a diverse mix of independent boutiques, restaurants and professional services, reflecting the prime pitch and the strong catchment which has seen robust levels of demand for retail units in the village.



**ALDERLEY
EDGE IS A HIGHLY
AFFLUENT VILLAGE
WITH AVERAGE
HOUSE PRICE OF
APPROX £679,995
(RIGHTMOVE 2026)**

MANCHESTER CITY CENTRE

A34

A34

ALDERLEY EDGE
SCHOOL FOR GIRLS

SAN CARLO

B5359

ALDERLEY EDGE
STATION

RUNNING BEAR
WORLD FAMOUS
BREAD & BUTTER

TESCO

ALDERLEY EDGE
PARK

WAITROSE
& PARTNERS

ALDERLEY EDGE
UNION CLUB

POST
OFFICE

the bubble room
bar and restaurant

SUBJECT PROPERTY

COSTA
COFFEE

LONDON RD

PROMINENTLY
SITUATED ON
LONDON ROAD,
THE PRIMARY RETAIL
THOROUGHFARE OF
ALDERLEY EDGE
VILLAGE CENTRE.



DESCRIPTION & ACCOMMODATION

The property comprises two self-contained commercial units across ground and lower ground floor situated within a three-storey mixed-use building.

Both units comprise open plan sales floor area with ancillary storage / staff welfare, benefiting from glazed elevations and No. 51 further benefits from a return frontage onto Stevens Street, providing additional prominence and visibility.

The upper floors of the building comprise residential apartments which are held separately and do not form part of our client's ownership.

TENURE

The property is held long leasehold for a term of 999 years with effect from 1st January 2016 (Title Number: CH656529) at a peppercorn ground rent.

TENANCY SCHEDULE



**TOTAL NET
INTERNAL
FLOOR AREA OF
2,730 SQ FT**

UNIT	TENANT	AREA (SQ FT)	RENT (per annum)	LEASE COMMENCEMENT	EXPIRY	EPC	L&T Act 1954	COMMENT
No. 51	Pedal Pulses Limited	Basement: 1,035 sq ft Ground Floor: 984 sq ft Total: 2,019 sq ft	£64,578	14/12/15	13/12/30	B-50	Inside	Tenant chose not to exercise the December 2020 and December 2025 break clauses. Rent subject to five yearly rent reviews to greater of RPI (2-4% cc) or OMRV. No further reviews.
No. 51a	Henry D Johnstone Jewellers Limited	Basement: 295 sq ft Ground Floor: 415 sq ft Total: 710 sq ft	£34,379	27/10/15	26/10/30	C-54	Inside	Tenant chose not to exercise October 2020 and October 2025 break clauses. Five yearly rent reviews to greater of RPI (1-4% cc) or OMRV. No further reviews.
TOTAL / AVERAGE		2,730 sq ft	£98,957		4.53			

PROPOSAL

We have been instructed to seek offers in excess of

£1,245,000 (STC)

(One Million, Two Hundred and Forty Five Thousand Pounds)

subject to contract and exclusive of VAT, for our client's long leasehold interest.

A purchase at this level would equate to the following net initial yield, when accounting for usual purchaser's costs of 5.96%.



DATAROOM

A dataroom has been created containing the following information:

- Tenancy Documents
- Title (Register and Plan)
- EPCs

Please contact one of the team for access.

VAT

The property is elected for VAT. It is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING REGULATIONS

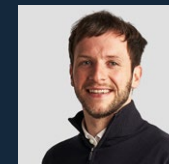
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CAPITAL ALLOWANCES

There are no unclaimed Capital Allowances available with the property.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



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PK3
AGENCY

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