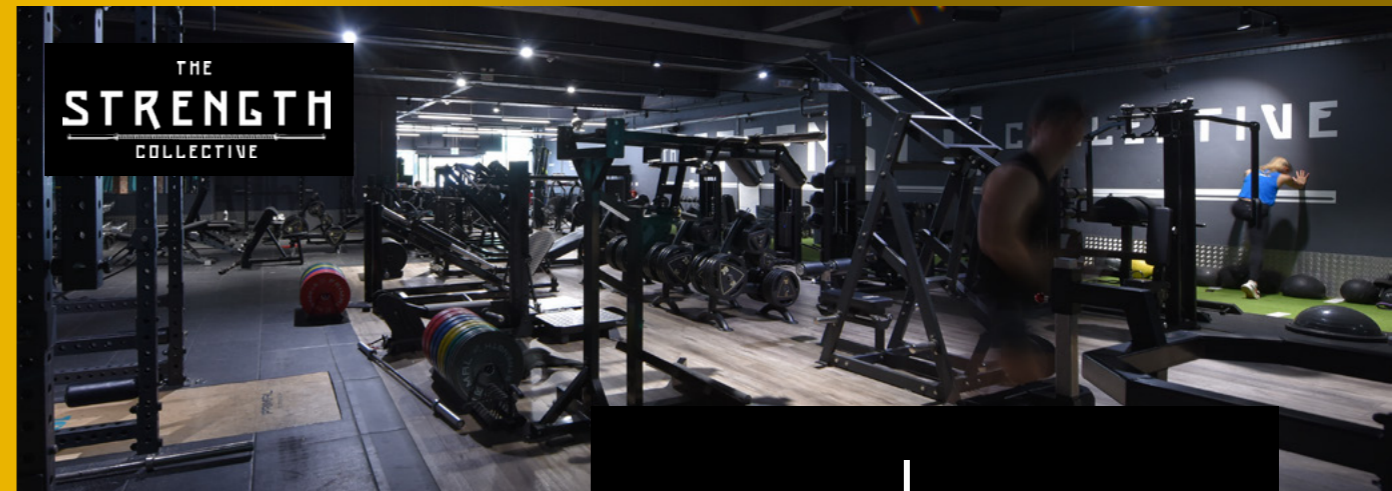


Prime Retail & Leisure
**LONG INCOME
INVESTMENT OPPORTUNITY**

Landmark Everyman
Cinema Scheme
with Restaurant, Bar
and Retail/Leisure Space.



74-84 GEORGE STREET, Altrincham WA14 1RF

ZAMAN | ROBERTS

INVESTMENT SUMMARY

LANDMARK EVERYMAN CINEMA SCHEME WITH RESTAURANT, BAR AND RETAIL/LEISURE SPACE.

- Prime position at the heart of Altrincham's thriving cultural and leisure scene, directly opposite Altrincham Market and surrounded by acclaimed restaurants, bars and independent operators.
- Located in one of the UK's most desirable places to live, with Altrincham consistently recognised for its strong lifestyle appeal and affluent catchment.
- Everyman Media Limited secured on a 25-year lease to May 2043.
- Additional tenants include Homebird Furniture & Home Accessories Ltd and The Strength Collective Ltd.
- Total passing rent of £247,392 per annum.
- Attractive long-income profile with a WAULT of 12.50 years to expiry and 8.62 years to break, benefiting from fixed rental uplifts and reversionary potential.

TENURE

The properties are held on 2 Freehold Titles.



PROPOSAL

Quoting price: **£3,000,000** reflecting a NIY of 7.75%, having allowed for usual purchaser's costs.


LOCATION

SAT NAV: WA14 1RE

Altrincham is widely regarded as one of the UK's premier lifestyle destinations. The town is regularly named among the best places to live in England and the North West. Renowned for its affluent demographic, exceptional schools and some of the region's most sought-after residential property...



ALTRINCHAM ATTRACTS A HIGH-SPENDING CATCHMENT FROM ACROSS SOUTH MANCHESTER AND CHESHIRE.

 DRIVE TIMES	MILES	MINS
Altrincham Town Centre	0.5	3
J7 M56	3.5	8
J6 M60	12.1	26
Manchester Airport	4.5	10
Trafford Park	13.4	22
Manchester City Centre	8.2	28



Located 9 miles south of Manchester city centre, Altrincham has developed into one of the North West's leading retail and leisure destinations, centred around the award-winning Altrincham Market and an outstanding mix of premium restaurants, bars, boutiques and independent operators. Continued investment and regeneration are further enhancing the town's position as a luxury lifestyle and cultural hub.



Altrincham Interchange
9 mins walk
(0.4 miles)

SITUATION

Located on George Street, Altrincham's premier pedestrianised retail and leisure destination, the property occupies a prime position at the centre of the town's vibrant high-end lifestyle offering. The cinema entrance fronts Central Way, directly opposite the award-winning Altrincham Market and New Market Square, surrounded by acclaimed restaurants, bars and premium independent operators that have helped establish Altrincham as one of the North West's most desirable and affluent destinations.



ONE OF THE NORTH WEST'S MOST DESIRABLE AND AFFLUENT DESTINATIONS.



DESCRIPTION

The property has been comprehensively redeveloped to create a high-quality leisure and lifestyle destination anchored by Everyman Cinema. Occupying the first floor, Everyman has delivered an exceptional four-screen cinema, restaurant and bar concept, finished to the brand's signature premium specification with stylish contemporary interiors, extensive customer lounge areas and high-quality ancillary accommodation throughout.

Accessed from both George Street and Central Way, the cinema benefits from escalator and lift access together with a prominent entrance opposite Altrincham Market and New Market Square, placing it at the centre of the town's thriving leisure and hospitality scene.

The ground floor accommodation is fully let to complementary lifestyle occupiers, Homebird Furniture & Home Accessories and The Strength Collective Gym. Homebird provides a premium homeware and furniture showroom, whilst The Strength Collective has created a modern boutique gym facility finished to a high specification. Together, the occupiers provide a strong mix of experiential retail and leisure uses aligned with Altrincham's affluent and aspirational demographic.

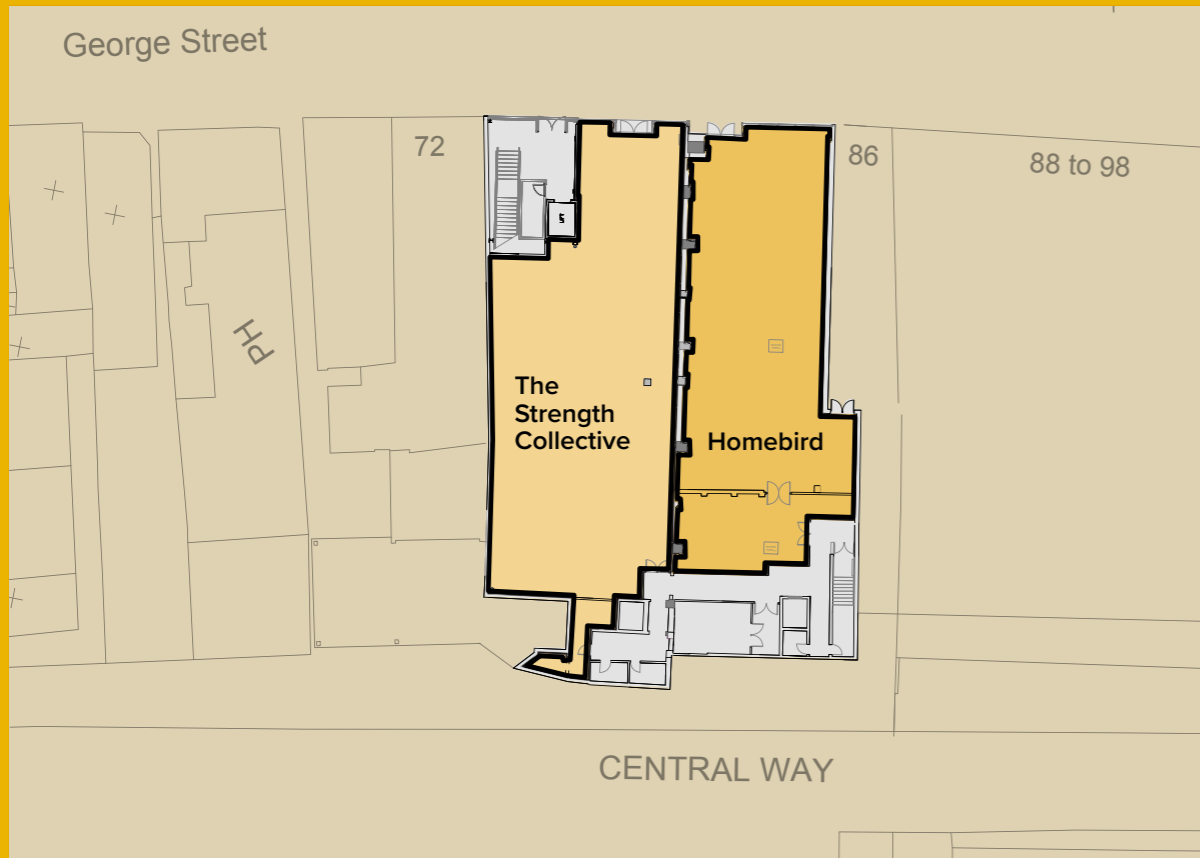




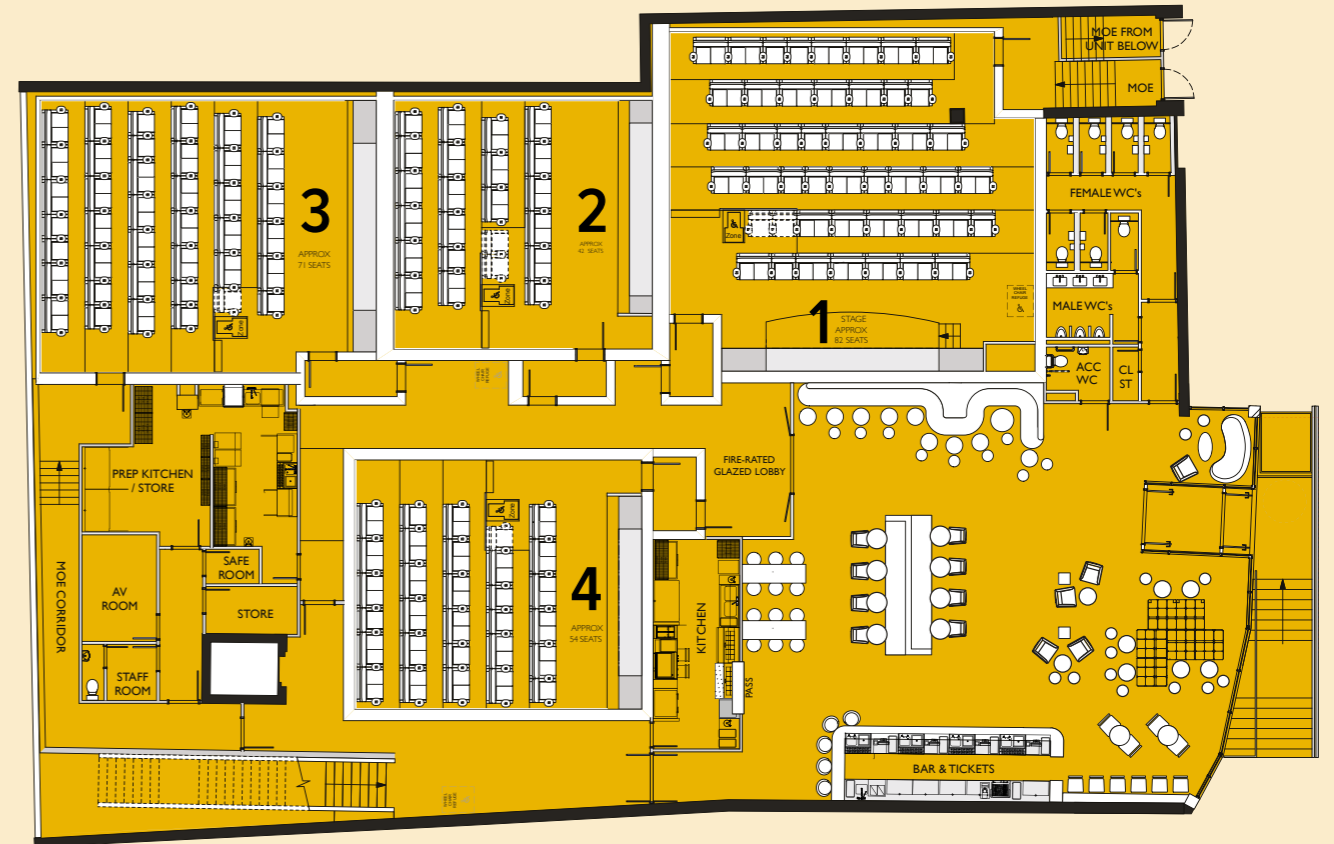
PLANS AND FLOOR AREAS

The property extends to a total of **19,848 sq ft** arranged across a premium leisure and retail offering. The upper ground floor cinema occupied by Everyman provides **11,450 sq ft (GiA)**, with the ground floor units extending to **4,760 sq ft (NIA)** let to The Strength Collective and **3,638 sq ft (NIA)** let to Homebird Furniture & Home Accessories.

LOWER GROUND FLOOR



UPPER GROUND FLOOR - EVERYMAN CINEMA







TENANCY SCHEDULE

Description	Tenant Name	Lease Start	Years	Lease Expiry	Rent Review	Breaks	Area ft ²	Rent £pa	Rent p.s.f
GF & UF 74-84	Everyman Media Limited	21-May-18	25 years	20-May-43	21 May 2028 - £143,411 21 May 2033 - £158,337 21 May 2038 – Higher of passing rent and OMRV	20-May-38	11,450	£129,892	£11.34
GF 82-84	Homebird Furniture	12-Apr-21	10 years	11-Apr-31	12-Apr-26	11-Apr-26	3,638	£55,000	£15.12
GF 74-80	Strength Collective	02-Mar-21	15 years	01-Mar-36	02-Mar-26 02-Mar-31	01-Mar-31	4,760	£62,500	£13.13
							19,848	£247,392	







PROPOSAL

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reflecting a NIY of 7.75%, having
allowed for usual purchaser's costs.

FURTHER INFORMATION

EPC

A copy of the certificates are available on request.

DATA ROOM

A data room has been set up to provide supporting property and legal information. Access is provided upon request.

VAT

We understand the property is elected for VAT. It is intended that the sale will be treated a Transfer Of a Going Concern (TOGC).

AML

A successful bidder will be required to satisfy the usual AML requirements.

CONTACT

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



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