

MERE HOUSE • KNUTSFORD

BROOK STREET • CHESHIRE • WA16 8GP

High Yielding Office Investment with Development & Value Add Potential in a Highly Affluent Suburb



Investment Summary

- Located in **Knutsford**, one of Cheshire's most **affluent market towns**.
- Knutsford was **voted the best place to live in the North West** (The Times).
- Situated on **Brook Street**, 500 metres from **Knutsford Station** and **Knutsford town centre**.
- Mere House provides **high-quality office space**, arranged over ground and first floor.
- Total accommodation of **14,649 sq ft NIA**.
- Large site extending **0.63 acres**.
- **33 parking spaces**.
- Securely let to **Prime Medica Limited**.
- Unexpired term of **7.3 years to expiry** and **2.3 years to break**.
- Passing rent of **£237,000 per annum**, reflecting a **low level of £16.20 per sq ft**.
- **Highly reversionary** with Knutsford's prime rent at **£22.50 per sq ft**.
- **Potential asset management opportunity** to downsize the existing tenant and take back the ground floor for re-letting, owner occupation or an alternative use.
- **Significant development or change of use potential** to a number of uses including residential, nursery, education or gym, subject to planning.
- **Freehold**.

Price - £2,475,000

Net Initial Yield - 9.00%

Low Capital Value - £169 Per Sq Ft



For indicative purposes only



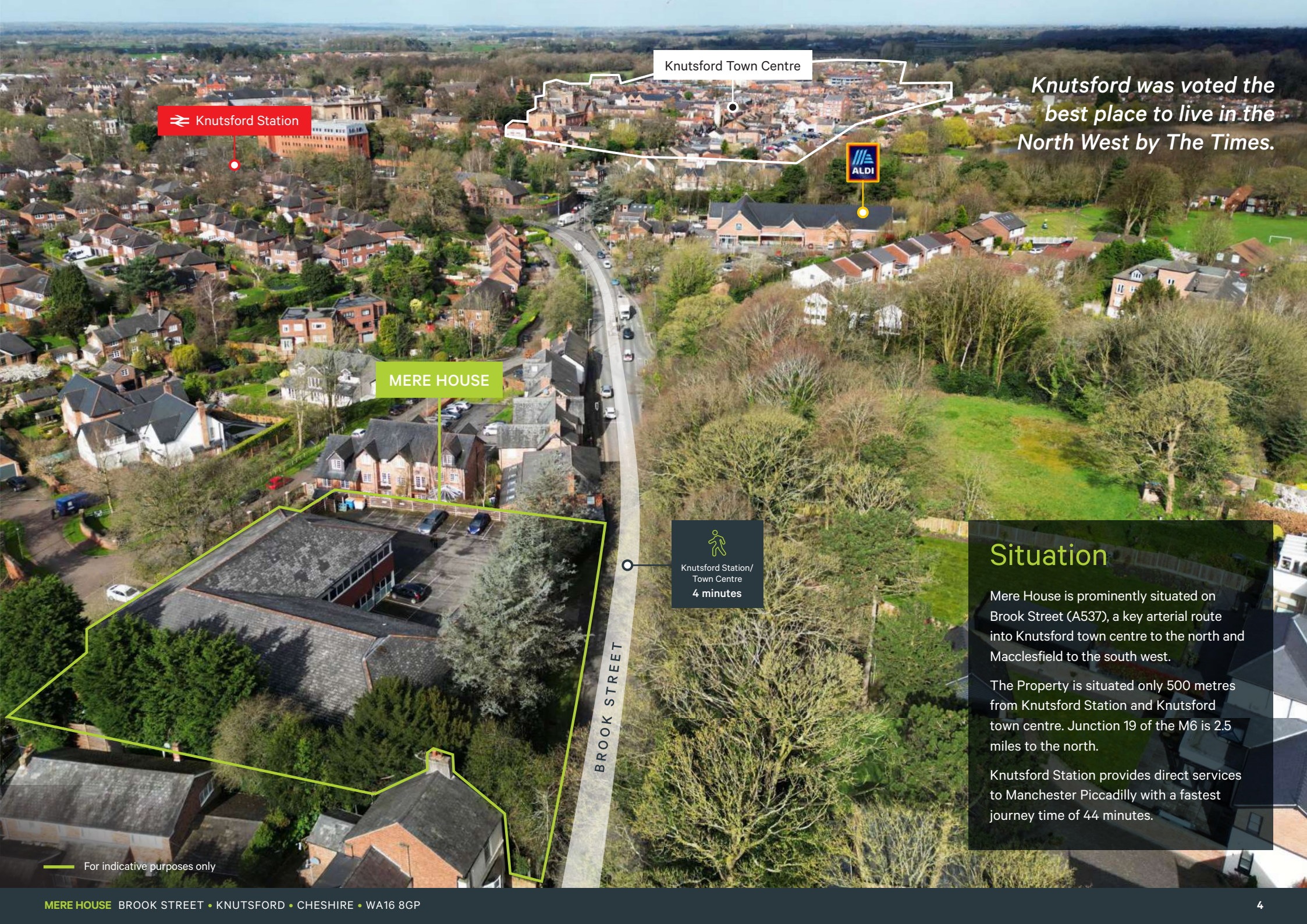
Location

Knutsford is an affluent Cheshire town located 14 miles south west of Manchester. The town is situated in the Golden Triangle, an area of affluent towns and villages including Hale and Prestbury. Knutsford was voted the best place to live in the north west by The Times.

Knutsford has excellent transport links with access to the M6 and M56 as well as a train station with links to Manchester and Chester.

Manchester International Airport is 9.8 miles to the north and is the UK's third largest airport, with flights to 199 international destinations.





Knutsford Station

Knutsford Town Centre



MERE HOUSE

Knutsford Station/
Town Centre
4 minutes

Knutsford was voted the best place to live in the North West by The Times.

Situation

Mere House is prominently situated on Brook Street (A537), a key arterial route into Knutsford town centre to the north and Macclesfield to the south west.

The Property is situated only 500 metres from Knutsford Station and Knutsford town centre. Junction 19 of the M6 is 2.5 miles to the north.

Knutsford Station provides direct services to Manchester Piccadilly with a fastest journey time of 44 minutes.


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Description

Mere House provides a purpose built two storey office building arranged over ground and first floor. Internally the property provides a mix of open plan and cellular office accommodation.


The site provides 33 car parking spaces accessed via a secure gated entrance.




Suspended Ceilings




LED Lighting




Air Conditioning




Underfloor Trunking




Male & Female WCs



8 person Passenger Lift



Secure Gated Site



33 Parking Spaces

Accommodation

We have been provided the following net internal floor areas:

	Sq Ft	Sq M
Ground	7,416	688.9
First	7,233	671.9
Total	14,649	1,360.8



Tenure

Freehold.

Tenancy

The Property is let to Prime Medica Limited for a term of 10 years from 10 August 2021, expiring 09 August 2031, subject to a tenant only break option on 10 August 2026.

This provides an unexpired term of 7.3 years to expiry and 2.3 years to break. The passing rent is £237,000 per annum, reflecting a low rent of £16.20 per sq ft.

The rent is subject to four yearly rent reviews. The next rent review is 10 August 2025.

There are two subleases in place on the ground floor. Further information can be provided upon request.

Office Reversion

The current passing rent of £16.20 per sq ft offers a circa 28% discount to prime rents in Knutsford, providing significant value add potential.



Mere House
£16.20 Psf



Knutsford Prime Rent
£22.50 Psf



28%
Discount to Prime

Asset Management

There may be an opportunity to negotiate a surrender of the ground floor with Prime Medica, to self contain their occupation in the first floor.

This provides an opportunity for owner occupation, re-letting or change of use of the ground floor.



Alternative Use Potential

Mere House offers significant development and change of use potential to a number of alternative uses including:



Residential



Nursery



Educational



Medical



Gym/Studio

Residential Development

Mere House has potential for conversion to residential use under Permitted Development, subject to the necessary consent.

Our client has commissioned plans for a residential scheme to include conversion of the existing ground and first floor (Permitted Development) and the addition of a third floor and mansard floor.

This provides for a 35 unit apartment scheme, to include 32 x 1 bed and 3 x 2 beds. Indicative plans are shown overleaf.

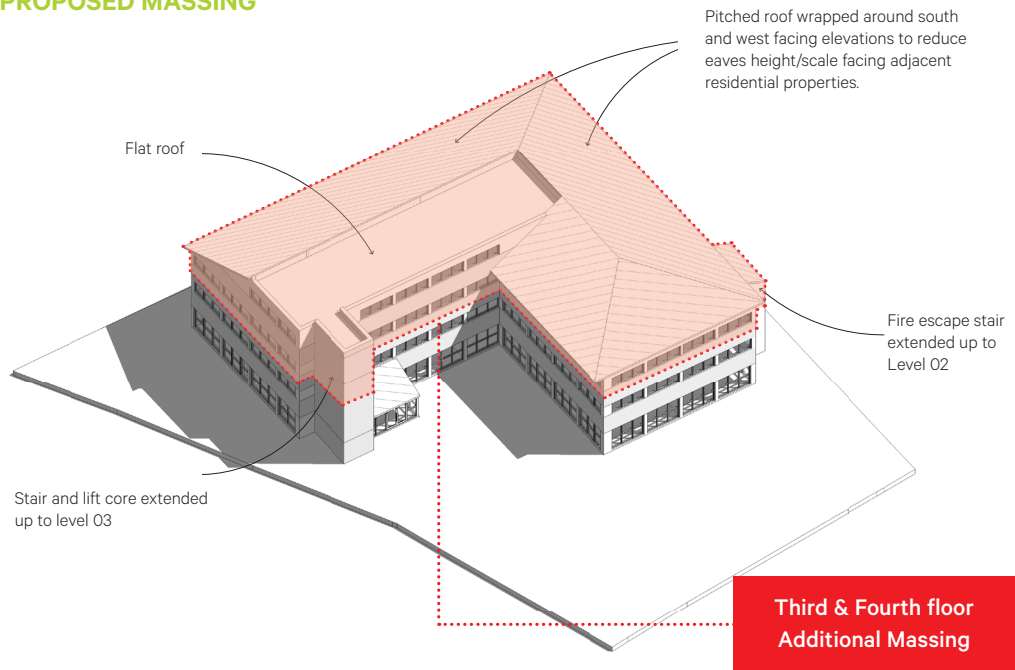
Further information can be provided upon request. Any development would be subject to the necessary consents.



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Indicative Residential Scheme

PROPOSED MASSING



PROPOSED GROUND FLOOR



Ground Floor	Sq M	Sq Ft
1 Bed / 2 Person	58.6	631
2 Bed / 4 Person	77.7	836
1 Bed / 2 Person	52.9	569
1 Bed / 2 Person	57.6	620
1 Bed / 2 Person	52.5	565
1 Bed / 2 Person	51.9	559
1 Bed / 1 Person	38.2	411
1 Bed / 2 Person	50.7	546
1 Bed / 2 Person	53.9	580
1 Bed / 2 Person	58.9	634
Sub-Total	552.9	5,951

First Floor	Sq M	Sq Ft
1 Bed / 2 Person	58.6	631
2 Bed / 4 Person	77.7	836
1 Bed / 2 Person	52.9	569
1 Bed / 2 Person	57.6	620
1 Bed / 2 Person	52.5	565
1 Bed / 2 Person	51.9	559
1 Bed / 1 Person	38.2	411
1 Bed / 2 Person	50.7	546
1 Bed / 2 Person	53.9	580
1 Bed / 1 Person	40.5	436
1 Bed / 2 Person	58.6	631
Sub-Total	593	6,384

Second Floor	Sq M	Sq Ft
1 Bed / 2 Person	58.6	631
2 Bed / 4 Person	77.7	836
1 Bed / 2 Person	52.9	569
1 Bed / 2 Person	57.6	620
1 Bed / 2 Person	52.5	565
1 Bed / 2 Person	51.9	559
1 Bed / 1 Person	38.2	411
1 Bed / 2 Person	50.7	546
1 Bed / 2 Person	53.9	580
1 Bed / 1 Person	40.5	436
1 Bed / 2 Person	58.6	631
Sub-Total	593	6,384

Third Floor	Sq M	Sq Ft
1 Bed / 1 Person	39.2	422
1 Bed / 2 Person	58.6	631
1 Bed / 2 Person	68	732
Sub-Total	166	1,785
Total NSA		20,504

1 Bed / 1 Person	6
1 Bed / 2 Person	26
2 Bed / 4 Person	3
Total Units	35

Covenant

Prime Global is a successful and rapidly growing Global Healthcare Group. Founded in Cheshire, the 27 year old business has offices in Knutsford, London, Brighton, Oxford, Cambridge, New York and San Diego.

The business partners with the world's leading blue chip companies in global healthcare, pharmaceuticals and biotechnology, as well as the most exciting start-ups and scale-ups. In 2021, it partnered with a substantial US private equity business which has supported continued investment, providing additional capabilities and platforms to deliver further growth and value for their clients. Prime recently expanded their US operations through a company acquisition.

VAT

The Property is elected for VAT. It is anticipated the transaction will be treated at a TOGC.

EPC

C55.

Proposal

Seeking offers in excess of **£2,475,000** reflecting the following attractive profile, subject to contract and exclusive of VAT.

Net Initial Yield 9.00%

Low Capital Value £169 per sq ft

Further Information

For further information or to arrange a viewing, please contact:

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