

NorthCap



FOR SALE

Irlam Industrial Estate

Liverpool Road, Irlam, Manchester M44 5AZ

Ultra-low site density value-add industrial opportunity in a prime urban location with roadside frontage

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Investment Summary

- Established **multi-let industrial** investment in a strong Greater Manchester conurbation.
- Prominent **4.17 acre freehold** site with an **ultra-low site density of 10.7%** and strong road and rail connectivity.
- Fully let to a range of regional and local covenants with a **WAULT of 0.98 years**, offering near-term repositioning potential.
- Total rent passing of **£223,202 per annum**, reflecting £6.17 per sq ft across the existing units and £58,323 per acre across the open storage plots.
- **78% of the income** does not benefit from the security of tenure provisions of the Landlord and Tenant Act 1954.
- Excellent location **opposite Northbank Industrial Estate**, Irlam's prime commercial pitch.
- Additional units fronting Liverpool Road may be included subject to buyer preference, increasing income to **£264,042 per annum** (subject to agreeing terms with live occupier interest).

Offers are sought in the region of **£2,600,000**, reflecting a **net initial yield of 8.07%** after purchaser's costs of 6.40% and a site value of **£663k per acre**, which is fully supported by local industrial land values.



£2.6m

OFFERS IN THE REGION
OF

8.07%

NET INITIAL YIELD

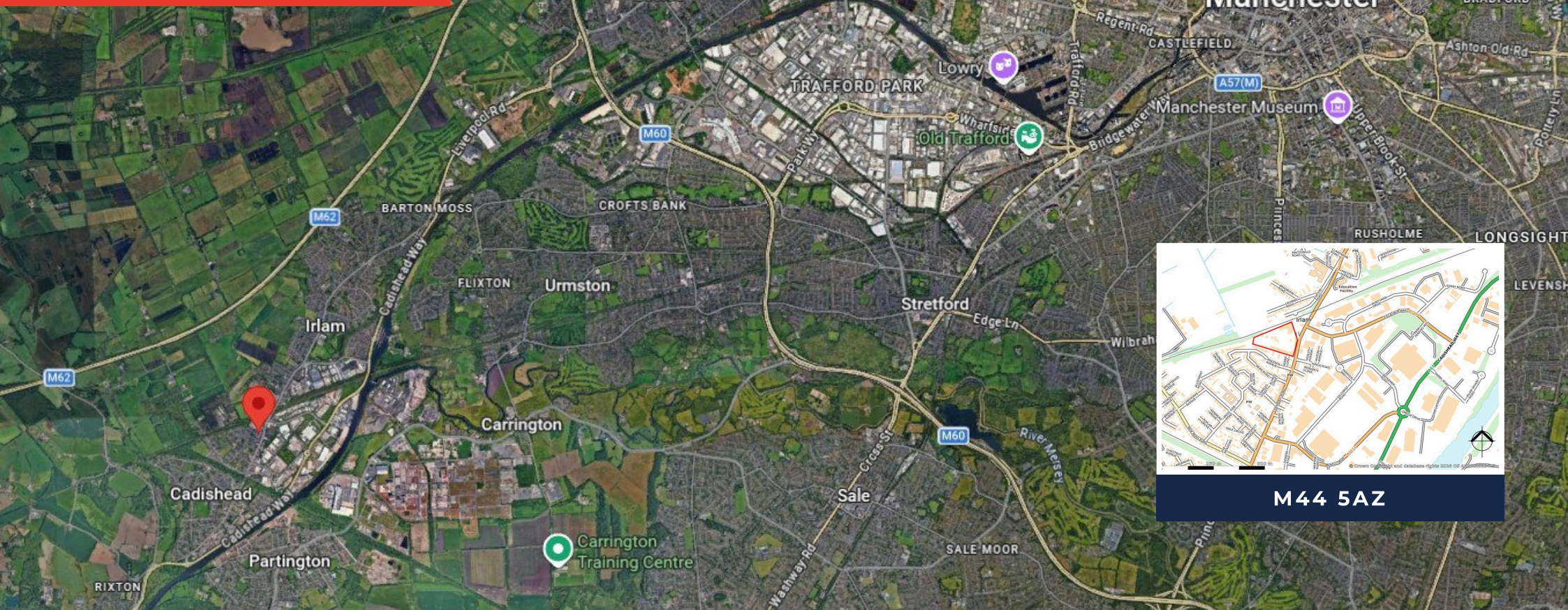
£663k

PER ACRE

78%

INCOME OUTSIDE THE
1954 ACT

Location



The property benefits from excellent connectivity to Manchester city centre and the wider North West region, being situated within **3 miles of Junction 11 of the M60** at Eccles.

The site lies directly opposite **Northbank Industrial Estate** and within a 15 minute drive time of **Trafford Park**.

ROAD
3 miles

Junction 11, M60 at
Eccles

DRIVE TIME
15 mins

Trafford Park

RAIL
Alongside

Irlam railway station

NEIGHBOUR
Opposite

Northbank Industrial
Estate



IRLAM INDUSTRIAL ESTATE

Situation

The estate fronts Liverpool Road directly opposite Northbank Industrial Estate, Irlam's prime commercial pitch, whose occupiers include UPS, DPD, Biffa, Medela and Flint Group. Irlam railway station sits alongside the estate. The Liverpool Road units, edged blue, may be included subject to buyer preference.

IRLAM INDUSTRIAL ESTATE

Site & Tenure

Freehold

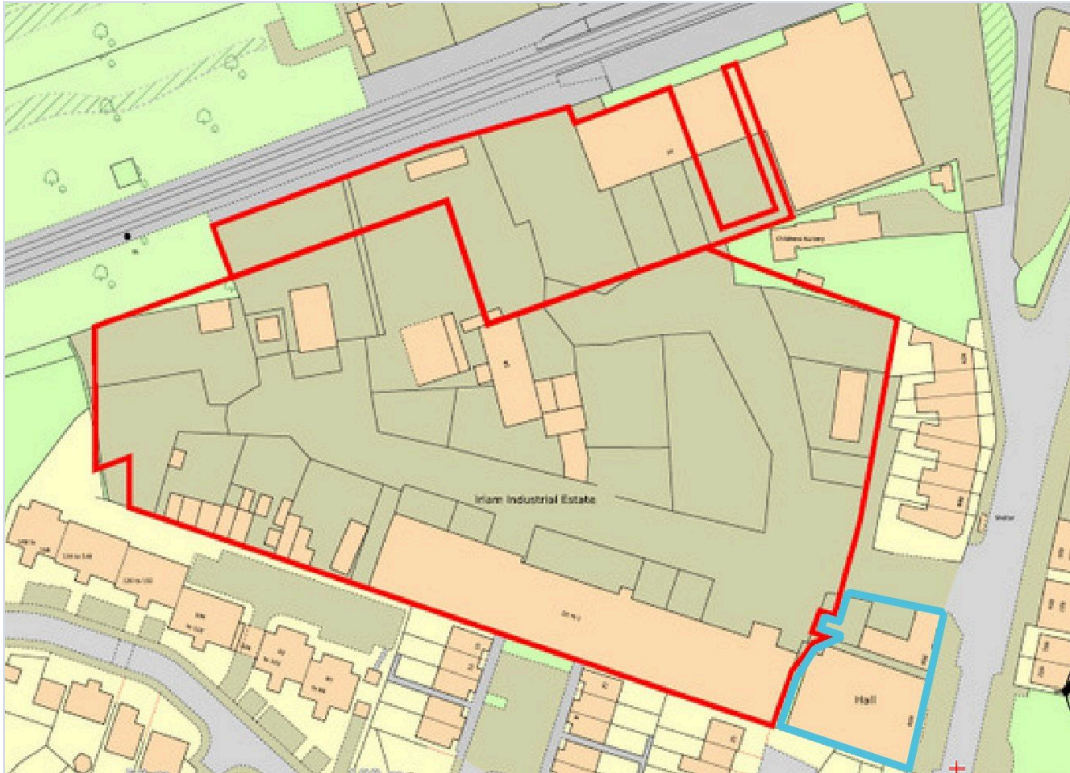
TENURE

4.17 acres

SITE AREA

10.7%

SITE DENSITY



— Freehold for sale — Liverpool Road units (optional, subject to buyer preference)

The estate occupies a prominent **4.17 acre freehold** site, edged red, with roadside frontage to Liverpool Road and the railway line along its northern boundary. Built cover of just **10.7%** leaves the balance of the site as yard and open storage, let as plots to a range of local occupiers.



Unit plan. For identification purposes only, not to scale.

The adjoining **Liverpool Road units**, edged blue, comprise an office, a shop and a 4,500 sq ft unit with an occupier engaged. They may be included in the sale or retained by the vendor, subject to buyer preference, taking the lot size to **£3,000,000**.

Tenancy Schedule

The property is let in accordance with the schedule below. The income equates to **£6.17 per sq ft** on average across the existing units and **£58,323 per acre** across the open storage plots. The WAULT to expiry is **0.98 years** and there are no break options.

UNIT	TENANT	TENURE	SIZE	RENT PA	RATE	START	EXPIRY	EPC	1954 ACT
Unit 1-3	Joel Cope t/a Copes Properties	Lease	4,610 sq ft	£18,000	£3.90 psf	31/07/2024	30/07/2027	D	No
Unit 4 and Yardage	Dowdson Garage Ltd.	Lease	1,540 sq ft	£14,040	£9.12 psf	27/02/2026	26/05/2027	D	Yes
Unit 5 and 10b	Tranzweld Plant Limited	Lease	1,420 sq ft	£18,600	£13.10 psf	31/01/2026	30/01/2027	D	No
Unit 6-6a	Martin Plant Limited	Lease	0.05 ac	£11,520	£230,400 per acre	18/02/2026	17/02/2028	B	No
Unit 7	Kenneth Sloan t/a WaxNAway	Lease	2,255 sq ft	£11,520	£5.11 psf	28/01/2026	27/01/2027	C	No
Unit 8	J&K Garage Limited	Lease	1,610 sq ft	£8,640	£5.37 psf	02/02/2026	01/02/2028	B	No
Unit 9	Anthony Anglin t/a City Natural Quartz	Lease	1,590 sq ft	£8,352	£5.25 psf	22/09/2025	21/09/2027	B	No
Unit 10	Michael Heaton t/a Kustom Props	Licence	2,045 sq ft	£7,800	£3.81 psf	27/02/2026	Holding Over	B	No
Unit 10a	Alan John Sherwood	Lease	0.027 ac	£3,640	£134,815 per acre	13/02/2026	12/02/2028	B	No
Unit 11 and Unit 11a	Cheshire Granulating Services Limited	Lease	0.164 ac	£17,700	£107,927 per acre	17/03/2026	16/03/2028	C	No
Unit 11b	W&G Car and Commercial Resprays	Lease	0.033 ac	£3,000	£90,909 per acre	30/01/2026	29/09/2027	N/A	No
Unit 12a	Riley Lifting Services Ltd.	Lease	0.061 ac	£3,720	£60,984 per acre	05/03/2026	04/11/2027	N/A	No
Unit 12b	Nicholas Fabrications Ltd.	Lease	0.091 ac	£4,800	£52,747 per acre	17/03/2026	16/03/2028	N/A	No
Unit 12c	Titan Security Fencing Limited	Lease	0.075 ac	£5,100	£68,000 per acre	20/02/2026	19/02/2028	N/A	No
Unit 13a (Referred to as Unit 12 in lease)	A.Ashburner	Lease	0.046 ac	£7,800	£169,565 per acre	07/11/2025	06/11/2026	C	No
Unit 13b	Michael Bird	Lease	0.167 ac	£9,600	£57,485 per acre	12/02/2026	11/02/2028	N/A	No
Unit 14/15	Revolution Tyres Limited	Lease	0.16 ac	£8,320	£52,000 per acre	18/12/2025	17/12/2027	N/A	No
Unit 16	Nelson Construction Ltd.	Lease	0.111 ac	£4,800	£43,243 per acre	30/04/2025	29/04/2027	N/A	Yes
Unit 17-19	Manchester Skip Hire Limited	Lease	0.526 ac	£17,080	£32,471 per acre	28/06/2022	27/06/2028	N/A	Yes
Unit 20/20a	G. Wright and Sons Ltd	Lease	1,270 sq ft	£11,960	£9.42 psf	15/12/2023	14/12/2027	C	Yes
Unit 21	Gareth Isherwood	Lease	1,045 sq ft	£6,960	£6.66 psf	27/02/2026	26/02/2028	C	No
Unit 22	Steven Smith	Lease	1,045 sq ft	£7,800	£7.46 psf	11/02/2026	10/02/2028	C	No
Yardage	Crest Scaffolding Ltd.	Lease	0.357 ac	£12,000	£33,613 per acre	17/03/2026	16/03/2028	N/A	No
Yardage	Irlam DIY Ltd.	Licence	0.01 ac	£450	£45,000 per acre	10/02/2026	Holding Over	N/A	No
Total income (sale area)				£223,202					
LIVERPOOL ROAD UNITS (OPTIONAL, SUBJECT TO BUYER PREFERENCE)									
656 Liverpool Rd (Office)	Crest Scaffolding Ltd.	Lease	1,080 sq ft	£9,520	£8.81 psf	01/03/2026	28/02/2028	TBC	Yes
656B Liverpool Rd (Shop)	Bait & Tackle	Licence	750 sq ft	£4,320	£5.76 psf	Holding Over	Holding Over	TBC	No
658 Liverpool Rd (Unit)	Vacant (occupier engaged)	-	4,500 sq ft	£27,000	£6.00 psf	-	-	TBC	N/A
Total income including Liverpool Road units				£264,042					

Open storage plots (sized in acres) 658 Liverpool Road is vacant with an occupier engaged; the rent shown is the proposed rent.

Proposal

ESTATE ONLY

£2,600,000

Net initial yield of **8.07%** after purchaser's costs of 6.40% and a site value of **£663k per acre**.

INCLUDING LIVERPOOL ROAD UNITS

£3,000,000

Net initial yield of **8.27%** after purchaser's costs of 6.45% (assuming live tenant interest is taken forward) and a site value of **£720k per acre**.

Offers are sought in the region of the figures above, subject to contract.

VAT

It is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes.

EPC

EPC ratings for each unit are shown in the tenancy schedule.

ANTI-MONEY LAUNDERING

To comply with AML regulations, identification checks and confirmation of the source of funding are required from any purchaser.



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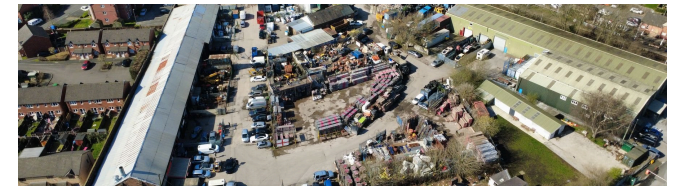


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