

# RIDLEYTHAW



## FOR SALE

Warehouse  
5,925 sq.ft.

2 Ocean Street  
Altrincham  
WA14 5QL

- Detached Industrial Unit
- Very Prominent Site
- Customer Parking at Front
- Potential Expansion Land, SUBJECT TO PLANNING

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## Description

The property comprises a self-contained warehouse unit. The unit is of steel portal construction with steel cladding elevations beneath a pitched steel sheet roof incorporating translucent panels. The unit has 2 roller shutter loading doors. The property benefits from car parking spaces to the front elevation facing Ocean Street. The unit also offers an expansion opportunity, with additional land to the rear of the property.



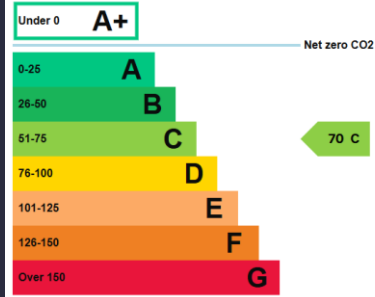
## Accommodation

The Gross Internal Area (GIA) has been measured as follows:

Warehouse 5,925 sq.ft (550.5 sq.m)

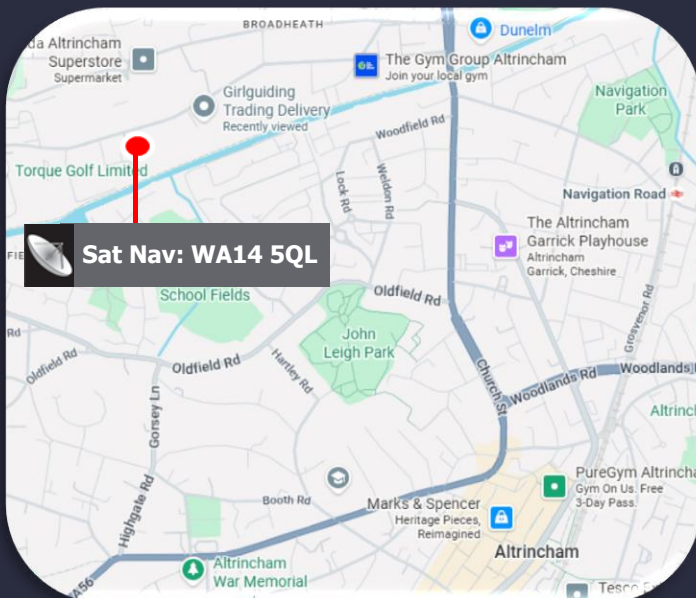
## Energy rating and score

This property's energy rating is C.



## Location

The subject property is located on the junction of Atlantic Street and Ocean Street, in a self established commercial location approximately 1.5 miles north-west of Altrincham town centre. The site is approx. 1 mile from Manchester Road (A56), which connects with Junction 7 of the M56 to the south and Junction 7 of the M60 north.



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## Business Rates

Rateable Value from 1<sup>st</sup> April 2026 : £33,000

Please note this is not the amount payable, a proportion of this amount is liable to be paid. This figure was taken from the valuation office website.

Awaiting image

## 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.

## Viewing/ further information please contact:

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Awaiting Image

## Tenure

The property is currently held Long Leasehold and will be sold with vacant possession.

## Price

Offers in excess of £750,000.

## Legal Cost

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

All figures are exclusive of, but may be subject to VAT.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991: Ridley Thaw for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Ridley Thaw has any authority to make or give any representation or warranty whatsoever in relation to this property.