

REPORT AND VALUATION

of

15 MARKET STREET

ALTRINCHAM

CHESHIRE

WA14 1QS

on behalf of

TRUSTEES OF MARFANI & CO SSAS

C/O MARFANI & CO LIMITED

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Executive Summary

Address: 15 Market Street
Altrincham, Cheshire, WA14 1QS

Location: The property is situated
The property is situated on Market Street in Altrincham town centre, close to Altrincham market and the Stamford Quarter Shopping Centre and George Street, which is home to various local and national retailers including Marks & Spencer, Next, Waterstones and Boots.

Description: The property comprises a ground floor retail unit which incorporates a basement and has been fitted out to a high standard internally as a hairdressing salon. The upper floor accommodation provides residential accommodation which does not form part of the interest to be valued. The property is constructed in brick elevations under a pitched slate tiled roof.

The property has been measured in accordance with the RICS Code of Measurement Practice (Sixth Edition) and provides the following floor areas:-

Ground Floor	35.79 sq.m.	385 sq.ft.
Basement	10.83 sq.m.	116 sq.ft.

TOTAL	46.62 sq.m.	501 sq.ft.
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Basis of Value: Market Value, together with Market Rent in accordance with the RICS Appraisal and Valuation Manual (Sixth Edition).

Tenure: Freehold

Market Value: £110,000 (One hundred and ten thousand pounds)

Market Rent: £12,000 (Twelve thousand pounds)

This summary should be read in conjunction with the remainder of our Valuation Report and must not be relied upon in isolation.

Trustees of Marfani & Co SSAS
c/o Marfani & Co Limited
1 Ogden Street
Didsbury
Manchester
M20 6DN

NMH/JA**11 December 2020**

Dear Sirs

15 Market Street
Altrincham, Cheshire WA14 1QS

Instruction:

We have been instructed to undertake a Valuation of the abovementioned property in accordance with the relevant sections contained within the current edition of the RICS Valuation – Professional Standards (the “Red Book”) and incorporated Practice Statements and Guidance Notes and in accordance with the International Valuation Standards 2017 (the “IVS”).

We understand that Valuations are required on the following bases:-

- (i) Market Value
- (ii) Market Rent

We confirm that Edwards & Co are Independent Valuers in connection with this instruction and the Valuation has been made in accordance with the Practice Statements in the RICS Appraisal and Valuation Manual.

Location:

The property is situated on Market Street in Altrincham town centre, close to Altrincham market and the Stamford Quarter Shopping Centre and George Street, which is home to various local and national retailers including Marks & Spencer, Next, Waterstones and Boots.

A Google Maps plan showing the location of the property attached herewith, together with an aerial photograph. (Appendix I.)

Description:

The property comprises a ground floor retail unit which incorporates a basement and has been fitted out to a high standard internally as a hairdressing salon. The upper floor accommodation provides residential accommodation which does not form part of the interest to be valued. The property is constructed in brick elevations under a pitched slate tiled roof.

Photographs of the property are attached herewith. (Appendix II.)

Schedule of Accommodation:

The property has been measured in accordance with the RICS Code of Measurement Practice (Sixth Edition) and provides the following floor areas:-

Ground Floor	35.79 sq.m.	385 sq.ft.
Basement	10.83 sq.m.	116 sq.ft.

TOTAL	46.62 sq.m.	501 sq.ft.
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Condition:

At the time of inspection, the property was generally in good condition throughout, both internally and externally.

During the course of our inspection there were no immediate repairs required to the exterior or interior of the building and no defects which may affect the lettable / saleable of the property.

There is no evidence of any past or current structural movement affecting the building. The buildings are not of an age or type which may lead us to suspect the presence of any materials which are deleterious, hazardous and / or likely to give rise to structural defects.

The building does not appear to be affected by asbestos, although we have not had sight of any asbestos survey in respect of the property and we did not have sight of any asbestos register for the property.

We have not carried out a structural survey or opened up the construction in order to make a detailed examination and no tests have been made of drains, electrical or gas installations, hot or cold water systems or any other services; no inspection has been made of the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that such parts of the property are free of rot, beetle or any other defects. We must stress that we have not carried out any investigation to determine whether high alumina cement or asbestos was used during the construction of the building inspected, and we are, therefore, unable to report that the building is free from risk in this respect.

Tenure:

We understand the property is held on a freehold basis and is free from chief rent and restrictive covenants. There is no evidence of any other rights, other easements, etc., on inspection of the property.

Lease:

The property is the subject of a lease dated 11 August 2003 between Marfani Properties Limited and Lee Harland and Neil Duncan. The lease was for a term of ten years from 1 August 2003 and the passing rent under the lease in the sum of £12,000 per annum. We understand that the tenant is currently holding over and is still paying the rent at the passing rate of £12,000 per annum. The lease is on effective FRI terms by way of a service charge, although we have not had details of the said service charge at the time of reporting. The tenant is otherwise obliged to keep the property in good repairing condition internally. The lease permits use of the premises for no other purpose other than hairdressing salon or for such other purpose as the landlord shall approve in writing, such approval not to be unreasonably withheld or delayed.

Rent:

The rent receivable under the expired lease is £12,000 per annum and we understand that this is the current rent receivable.

New Lease:

We understand that discussions have been had with the tenant with regard to a new lease and this is proposed at a rental of £12,000 per annum for a term of years to be agreed. At the time of reporting lease terms have not been finalised.

Report on Title:

We have not had sight of the Certificate of Title relating to the property at the time of reporting, however we are informed that the property is held on a freehold basis and is not subject to any rent charge.

Services:

We are able to advise that all mains services, including water, electricity, gas and sewerage are connected to the property.

Statutory Enquiries / Town Planning:

We understand that the property has a valid planning consent for its existing use under Class A1 of the Town & Country Planning Act (Use Classes) Order 1987, as amended. This class has now been replaced by Class E from 1 September 2020.

We understand that there are no proposals locally or indeed any highway proposals that will materially affect the property.

The property is confirmed as not being within a conservation area or greenbelt and is not listed.

We have not had sight of the fire certificate for the subject property at the time of reporting.

Land Contamination / Environmental Issues:

We are unable to comment on whether the land in this area, or indeed upon which the building is constructed, is contaminated, but we would point out that to our knowledge the surrounding area does not have any history of land contamination. We have not had sight of any information relating to the property as far as such issues are concerned and a desktop environmental screening exercise has not been undertaken.

Rating:

We attach herewith the Valuation Officer assessment for the building confirming the Rateable Value at the time of reporting of £6,900. The current Uniform Business Rate is 51.2 pence in the pound for the financial year 2020 / 2021. (Appendix III.)

Disability Discrimination Act:

The property is DDA compliant.

Energy Performance Certificate:

There is no EPC for the property at the time of reporting.

Fire, Health and Safety Legislation:

For the purpose of this report we have assumed that the property complies with current fire regulations, building regulation controls, employment regulations, defective premises and health and safety legislations.

Value Added Tax:

Our Valuation is exclusive of VAT unless otherwise stated.

Market Commentary:

We can confirm that the general prevailing level of rentals is around £25 psf. for retail units in the Market Street area, which reinforces the current passing rent of £12,000.

As far as yields are concerned, we have adopted an all risks yield of 10% to reflect the current tenure and the potential for the property to be vacated by the existing tenant, together with any rent free incentives required to attract a new tenant, which we would envisage would be between six to twelve months.

Valuation:

Having regard to the location of the subject property and the existing lease, together with the activity in the market, we are of the opinion that the property has the following values:-

- (i) **Market Value:**
£110,000 (One hundred thousand pounds), on the assumption that there are no onerous or restrictive covenants of which we are unaware.
- (ii) **Market Rent:**
£12,000 (Twelve thousand pounds).

Novel Coronavirus (COVID-19):

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a 'Global Pandemic' on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, Edwards & Co consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of 15 Market Street, Altrincham, WA14 1QS under frequent review.

Valuation Assumptions and Definitions:

PS 4.1 Market Value (MV):

The definition and commentary which follows is that settled by the International Valuation Standards Committee (IVSC). Including the commentary, the Institution considers that its application results in the same valuation figure as the application of the OMV definition which follows it.

Whenever the MV definition is reported as having been used, the fact that its interpretative commentary has been applied must always be stated as well.

PS 4.1.1 Definition:

The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

PS 4.1.2 Commentary:

The term 'asset' is used because of the focus of these Standards. However, the term 'property' may be substituted for general application of the definition. Each element of the definition has its own conceptual framework.

PS 4.1.3

'*The estimated amount...*' refers to a price expressed in terms of money (normally in the local currency) payable for the asset in an arm's length market transaction. *Market Value* is measured as the most probable price reasonably obtainable in the market at the date of valuation in keeping with the *Market Value* definition. It is the best price reasonably obtainable by the buyer. This estimate specifically excludes and estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of *Special Value* (defined in IVSC Standard 2 in the following terms:

Special Value. A term relating to an extraordinary element of value over and above *Market Value*. Special value could arise, for example, by the physical, functional, or economic association of a property with some other property such as the adjoining property. It is an increment of value which could be applicable to a particular owner or user, or prospective owner or user, of the property rather than to the market at large' that is, to a purchaser with a special interest. *Special Value* could be associated with elements of *Going Concern Value*.

The Valuer must ensure that such criteria are distinguished from *Market Value*, making clear any special assumptions made).

PS 4.1.4

'... *an asset should exchange...*' refers to the fact that the value of an asset is an estimated amount rather than a predetermined or actual sale price. It is the price at which the market expects a transaction that meets all other elements of the *Market Value* definition should be completed on the date of valuation.

PS 4.1.5

'...*on the date of valuation...*' requires that the estimated *Market Value* is time-specific as of a given date. As markets and market conditions may change, the estimated value may be incorrect or inappropriate at another time. The valuation amount will reflect the actual market state and circumstances as of the effective valuation date, not as of either a past or future date.

The definition also assumes simultaneous exchange and completion of the contract for sale without any variation in price that might otherwise be made in a *Market Value* transaction.

PS 4.1.6 ‘*between a willing buyer...*’ refers to one who is motivated, but not compelled to buy. This buyer is neither over-eager nor determined to buy at any price. This buyer is also one who purchases in accordance with the realities of the current market and with current market expectations, rather than on an imaginary or hypothetical market which cannot be demonstrated or anticipated to exist. The assumed buyer would not pay a higher price than the market requires. The present asset owner is included among those who constitute ‘the market’.

A Valuer must not make unrealistic assumptions about market conditions or assume a level of Market Value above that which is reasonably obtainable. In some countries an explicit reference to a willing buyer is omitted from the definitions of Market Value to emphasise this responsibility.

PS 4.1.7 ‘*...a willing seller...*’ is neither an over-eager nor a forced seller prepared to sell at any price, nor one prepared to hold out for a price not considered reasonable in the current market. The willing seller is motivated to sell the asset at market terms for the best price attainable in the open market after proper marketing, whatever that price may be. The factual circumstances of the actual asset owner are not a part of this consideration because the ‘willing seller’ is a hypothetical owner.

PS 4.1.8 ‘*... in an arms length transaction...*’ is one between parties who do not have a particular or special relationship (for example, parent and subsidiary companies or landlord and tenant) which may make the price level uncharacteristic of the market or inflated because of an element of special value. The *Market Value* transaction is presumed to be between unrelated parties each acting independently.

PS 4.1.9 ‘*...after proper marketing...*’ means that the asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price reasonably obtainable in accordance with the *Market Value* definition. The length of exposure time may vary with market conditions, but must be sufficient to allow the asset to be brought to the attention of an adequate number of potential purchasers. The exposure period occurs prior to the valuation date.

PS 4.1.10 ‘*... wherein the parties had each acted knowledgeably and prudently...*’ presumes that both the willing buyer and the willing seller are reasonably informed about the nature and characteristics of the asset, its actual and potential uses and the state of the market as of the date of valuation. Each is further presumed to act for self-interest with that knowledge and prudently seek the best price for their respective positions in the transaction. Prudence is assessed by referring to the state of the market at the date of valuation, not with benefit of hindsight at some later date.

It is not necessarily imprudent for the seller to sell property in a market with falling prices at a price which is lower than previous market levels. In such cases, as is true for other purchase and sale situations in markets with changing prices, the prudent buyer or seller will act in accordance with the best market information available at the time.

PS 4.1.11 ‘*...and without compulsion..*’ establishes that each party is motivated to undertake the transaction, but neither is forced or unduly coerced to complete it.

PS 4.1.12 *Market Value* is understood as the value of an asset estimated without regard to costs of sale or purchase and without offset of any associated taxes.

VS 3.3**Market Rent:**

The estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

Whenever Market Rent is provided the 'appropriate lease terms' which it reflects should also be stated.

Special Instructions and Assumptions:

None.

Purpose of Valuation:

Accounting / Transfer of Asset

Date of Valuation:

11 December 2020

Date of Inspection:

10 December 2020

Valuer:

This Report has been undertaken by Nigel M Hunter MRICS, RICS Registered Valuer, Edwards & Co, Chartered Surveyors and has been undertaken on the basis that this practice is acting as Independent Valuers.

Local Authority Information:

All information supplied verbally by the Local Authority concerned, is accepted as being correct, unless otherwise stated. We cannot accept responsibility for incorrect information supplied.

Town Planning / Building Regulations:

It is assumed that the premises have been constructed in accordance with valid Town Planning Consents and Building Regulations Approvals to the full satisfaction of the Local Authority and that there are no outstanding statutory or any other notices in connection with the property for their present or intended use. Unless otherwise stated in our Report, we have assumed that the Town Planning Consents did not contain restrictions which may adversely affect the value of the property.

Plant and Machinery:

In arriving at our opinion as to value, we have not taken into account any plant and machinery, or stock held at the property. All items normally regarded as fixtures and fittings which would normally be included within the property have been reflected in our Valuation.

Taxation:

Our Valuation does not take into account any impact of tax, whether in the nature of Capital Gains, Corporation, Value Added Tax or otherwise, that may arise on subsequent disposal.

Non-Publication:

The contents of our Report are personal to you and we specifically exclude any responsibility to the third party. In addition, neither the whole nor any part of this Valuation or Report or any reference thereto may be included in any published document, circular or statement, nor in any way published without the written approval of Edwards & Company, as to the form and context in which it may appear.

Dimensions:

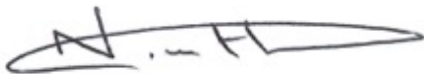
All dimensions and areas have been taken on-site but nevertheless must be regarded as approximate.

Red Book:

This Report has been undertaken in accordance with the contents of the RICS Appraisal and Valuation Manual (Red Book).

Disclosure:

This Report has been prepared on the basis that full disclosure of all information and facts, which may affect the Valuation, have been made to ourselves, and we cannot accept any liability or responsibility in any event unless such full disclosure has been made.



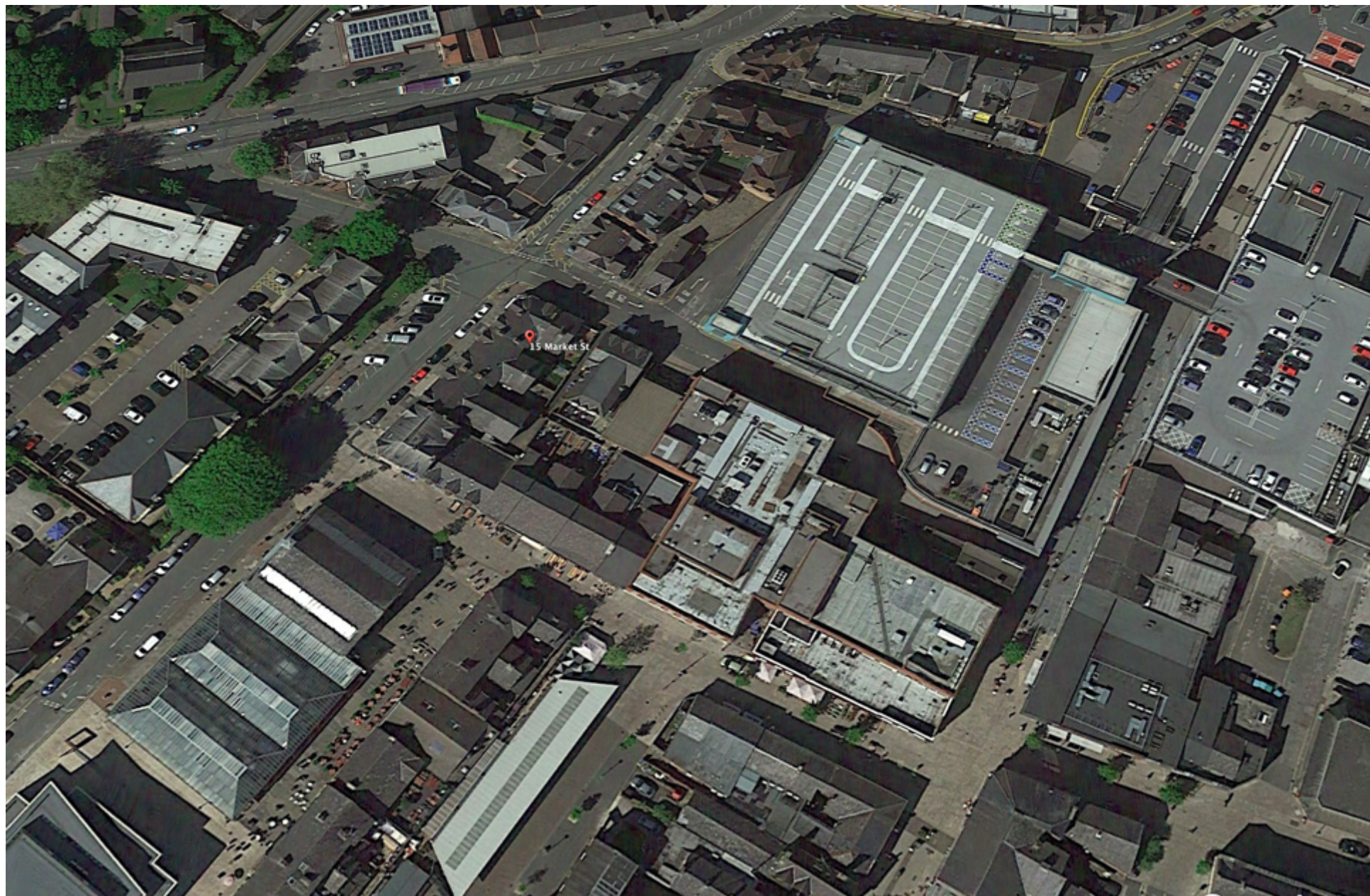
**N M Hunter MRICS
RICS Registered Valuer
EDWARDS & CO**

11 December 2020

Appendix I.

Location Plan and Aerial Photograph





Appendix II.

Photographs



Front Elevation



Front Elevation

Appendix III.

Rateable Value

We've recently removed the 'gsi' from our gov.uk email addresses. All emails from the VOA will now come from an @voa.gov.uk address. For example: emails from donotreply@voa.gsi.gov.uk will now be donotreply@voa.gov.uk. Please check that you are using the correct email address when contacting us and update any mail forwarding that you have set up.

BETA This is a new service – your [feedback](#) will help us to improve it.

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15, Market Street, Altrincham, Cheshire, WA14 1QS

1 April 2017 - present

Your rateable value is £6,900.00

! This is not the amount you will pay.

[Close all](#)

Valuation information

Description	Hairdressing salon and premises
Local authority	Trafford
Local authority reference	25070700
Base rate	£225.00
Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference	342707
Special category code	417G
Effective date	1 April 2017

How the valuation was calculated

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Retail zone a	27.61	£225.00	£6,212.00
Ground	Retail zone b	4.8	£112.50	£540.00
Ground	Internal storage	1.31	£22.50	£29.00
Ground	Staff toilets	2.07	£0.00	£0.00
Basement	Internal storage	10.83	£11.25	£122.00
Total		46.62		£6,903.00

Total value **£6,903.00**