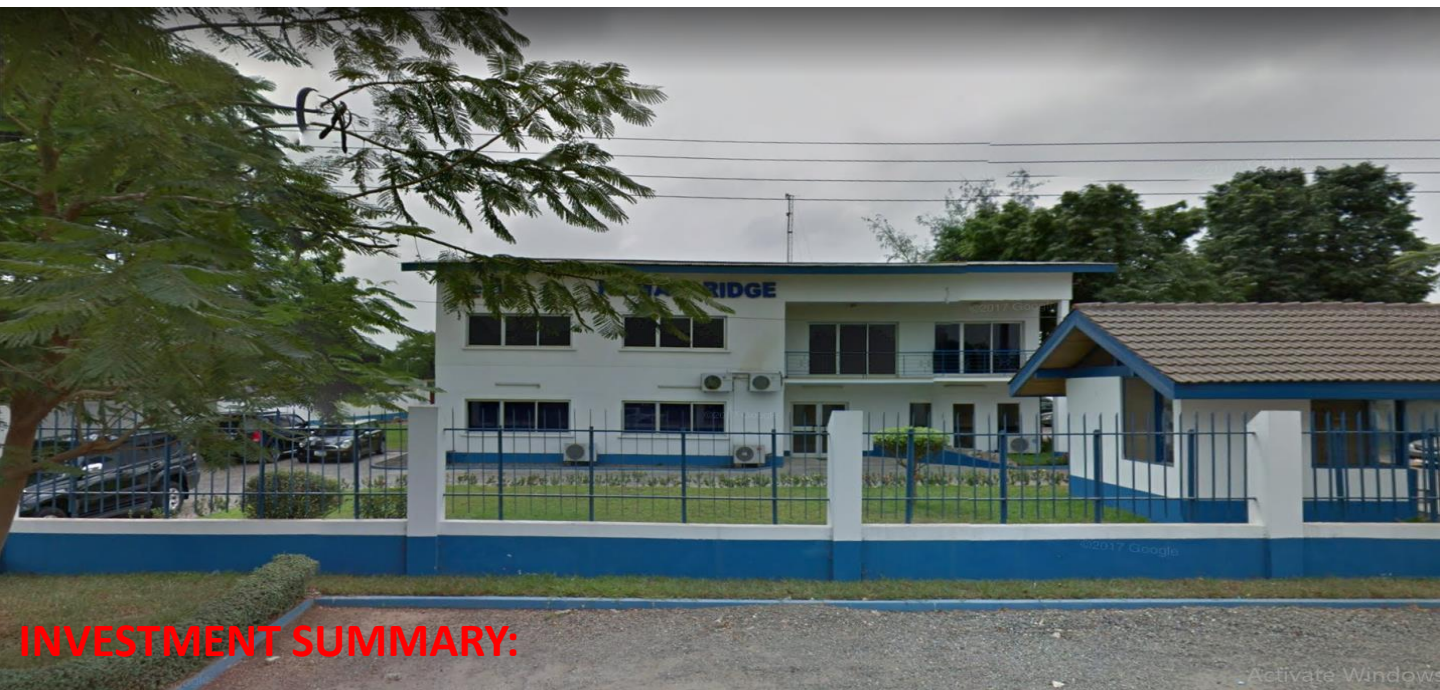
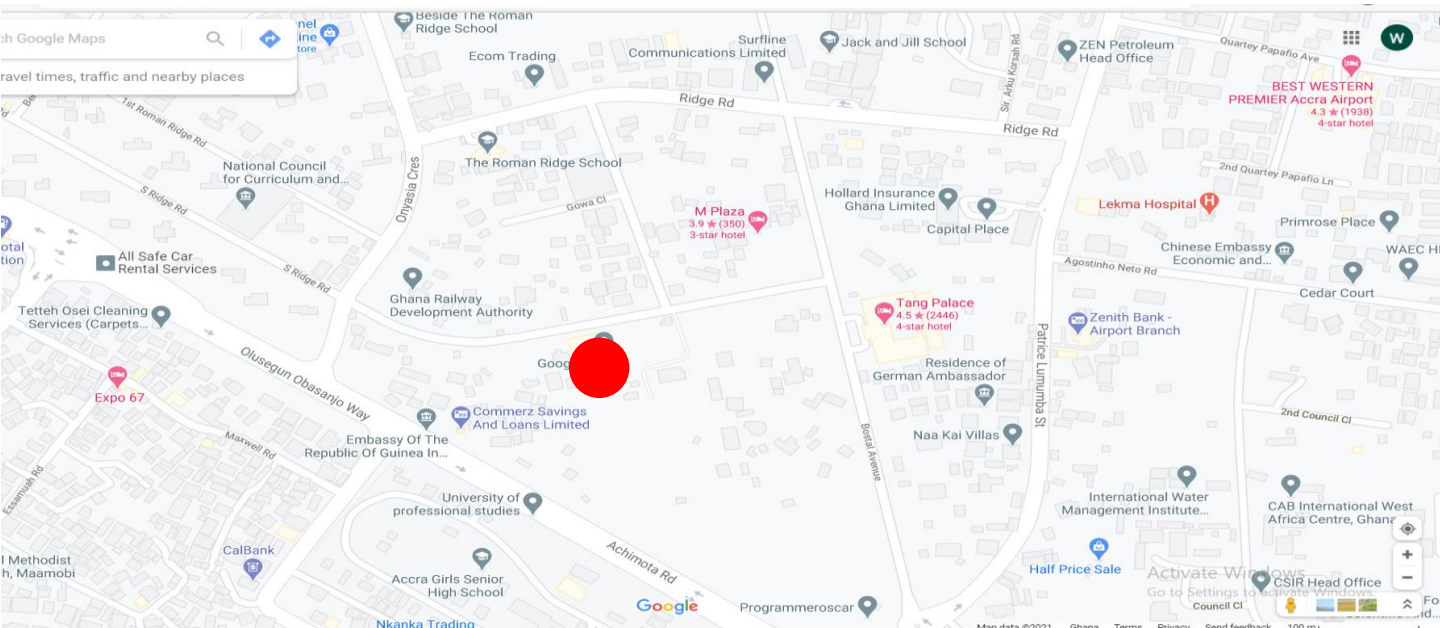


PRIME INVESTMENT/REDEVELOPMENT OPPORTUNITY SOUTH RIDGE ROAD, ROMAN RIDGE, ACCRA



INVESTMENT SUMMARY:

- A rare, prominent and unique property in the upmarket Roman Ridge Residential Area of Accra with excellent development potential
- A 0.6 acre site with prominent frontage onto the broad south ridge road, Roman Ridge
- Presently comprising a well maintained two storey building with an outhouse which can be used as office or any other commercial use. Building offers a total **700 sq. m** net internal area.
- Potential for high density residential and other commercial uses subject to planning
- Clean Leasehold title with 43 years balance of lease term
- For sale by private treaty
- The property available with vacant possession on completion of sale in 4th quarter 2021. Could be purchased as an investment with existing tenant in occupation subject to negotiation with tenant. Potential income yield circa 6%.
- Viewing by appointment only



Location:

The property is well located in the prime and well established Roman Ridge Residential Area. The property prominently faces the south ridge road. It is rectangular in shape and offers an efficient layout for a variety of uses.

Due to its proximity to senior military officers residence the location is known to be one of the secured neighbourhoods in the area.

The property benefits from its close proximity to the Kotoka International Airport, commercial and recreational nodes such as Accra Mall, Marina Mall, Airport City, Polo Club and other educational and health facilities. Facilities in close proximity to the site include the Duty Free Shop, Villa Monticello Hotel, Koala shopping centre and Association International School, Roman Ridge School, Tang Palace Hotel.

The location also benefits from good road connectivity via the Liberation Road which links the location to the N1 and the CBD through one of the best roads in Accra.

Description:

Residential property with grounds extending to 0.60 acre (0.24ha). The property comprises a well presented 2 storey residential property with out house with well kept grounds. The property is connected to utility services such as water, electricity and telephone.

Planning:

Roman Ridge residential area is part of the Accra Re-development Scheme of the Greater Accra Metropolitan Area Strategic Plan initiated in 1992 with the support of the United Nations Commission for Human Settlements (Habitat). This Strategic Plan was published on 11th September, 1995 in accordance with Section 19 of the Town and Country Planning Ordinance, 1945 (Cap 84).

As part of the scheme Cantonments, Kanda/Switchback Road and Airport Residential Areas Redevelopment Schemes, were introduced to promote the redevelopment of parts of Government residential areas to achieve higher use density in these areas. **Buyers are to undertake their own due diligence from the local planning authority.**

FRONT VIEW



REAR VIEW



SIDE VIEW



INTERNAL PICTURES



COMPOUND / PARKING AREA



SECURITY POST



INTERNAL VIEWS



INTERNAL PICTURES



Contacts:

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Important Notice:

1. **Particulars:** These particulars are not an offer or contract nor part of one. You should not rely on statements by Leadenhall Real Estate Advisors in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Leadenhall Real Estate Advisors nor any joint agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s)
2. **Photos etc:** The photographs only show certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only
3. **Regulations etc:** Any reference to alterations to or use of, any part of the property does not mean that any necessary planning building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been
4. Neither Leadenhall Real Estate Advisors nor the vendor of the property accepts responsibility for any error these particulars may contain however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to the correctness.
5. Terms and conditions apply