



WTGUNSON
CHARTERED SURVEYORS

FOR SALE

CITY CENTRE RETAIL/OFFICE BUILDING
APPROX 4,000ft²



- ◆ Busy City Centre Location ◆
- ◆ Good Transport Links ◆
- ◆ Up and Coming Northern Quarter Location ◆

62-64 Swan Street, Northern Quarter,
Manchester, M4 5JU

12 ST ANN'S SQUARE
MANCHESTER M2 7HW
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LOCATION

The property is located on the north eastern side of Swan Street just to the south east of the Rochdale Road intersection in the fashionable Northern Quarter area of Manchester City Centre. Directly opposite is the new Crown Plaza Hotel. The location provides easy access to the Mancunian Way (A57) and consequently to the wider motorway network. Manchester Victoria and Piccadilly Train Stations are within close proximity. There is an abundance of contract car parking available in the immediate vicinity.

DESCRIPTION

The property comprises a three storey mid terraced building with a double fronted shop on the ground floor and offices on first and second which are accessed via a separate entrance to the front of the property.

Internally, the ground floor is fitted out as an office and is split into four partitioned rooms, kitchen and two WCs. There is laminate flooring and suspended ceiling incorporating modern fluorescent strip lighting.

The first and second floor are open plan in layout and have laminate flooring and modern spotlighting. Both upper floors have a kitchen and two WCs on the landing. There is a basement which provides useful storage space. The property has an intruder alarm, full wired fire alarm system an electric door entry system for the ground floor shop and electric roller shutter protection.

ACCOMMODATION

Ground Floor	103.81m ²	1117 sq ft
First Floor	89.11m ²	959 sq ft
Second Floor	89.11m ²	959 sq ft
Basement	88.27m ²	950 sq ft
TOTAL	370.03m²	3,986 sq ft

LEASE

The first floor is currently let out to J & M Insurance Services at £12,000 per annum on a verbal agreement.

SALE PRICE

£575,000.



TENURE

Believed freehold, although we have not had sight of the title documentation.

VAT

All prices, rents and outgoings are exclusive of but may be liable to V.A.T.

VIEWING

Strictly by prior appointment with the sole agents:

W T GUNSON



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