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CHARTERED SURVEYORS

FOR SALE

RETAIL INVESTMENT PROPERTY OPPORTUNITY



MANCHESTER NORTHERN QUARTER - RETAIL INVESTMENT PROPERTY OPPORTUNITY.

4,500 sq. ft (418 sq. m)

CHAPTER ONE BOOKS, CHATSWORTH HOUSE, 19-23 LEVER STREET, MANCHESTER, M1 1BY.

PROPERTY DESCRIPTION

The property comprises of a ground floor commercial/retail unit within Chatsworth House and trades as Chapter One Books an independent bookstore and café.

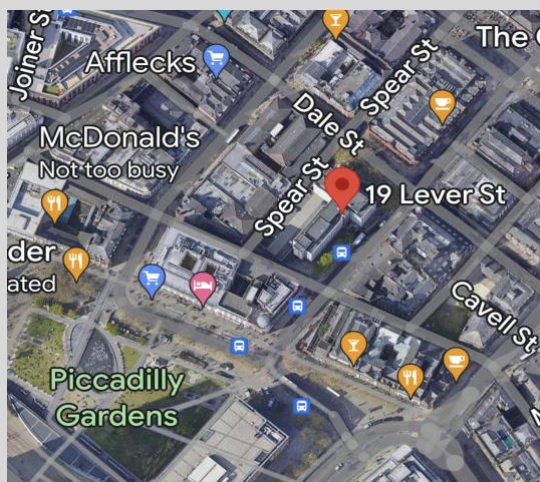
The floorspace is very well fitted out and an inspection of the property is thoroughly recommended.



PROPERTY LOCATION

The property is located in the heart of Manchester's Northern Quarter along Level Street, very close to the long and very well-established Piccadilly area and adjacent to Dale Street and Spear Street and only a short 2-minute walk to Oldham Street.

The Northern Quarter is a trendy neighborhood with vibrant street art, bohemian bars, and independent retailers such as record and book shops. It is also home to some of Manchester's well known and popular bars and restaurants and liveliest music venues.



PHOTOS



SUMMARY:

- Road fronted within Manchester city centre.
- Vibrant, eclectic mixed residential, retail, commercial and leisure sector.
- Well established position close to Piccadilly, Oldham Street & Dale Street.
- 4,500 sq ft floorspace and 8 car parking spaces included.
- Scarce investment opportunity in Manchester's Northern Quarter.



FLOOR AREA

The property extends to 4,500 sq.ft.

ENERGY PERFORMANCE

Certificate available on request.

TENURE

The property is owned under the terms of a long leasehold tenure for a period of 125 years commencing 31 May 2001.

Further details on application.

OCCUPATIONAL TENANCY

The property is let to Moat & Castle Limited under the terms of a 12-month licence agreement commencing 1 March 2023 at a rental of £100,000 plus vat/annum. Moat & Castle Limited trade as Chapter One Books

It is understood that the occupational tenant wishes to enter into a longer-term commitment.

Further details on application

ASKING PRICE

We are instructed to seek offers in the region of £1,400,000 stc.

A purchase at this level would represent a net initial yield of 6.81% on the current passing rent taking account of purchasers' costs (stamp duty and legal fees).



VIEWING

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