

TO LET / MIGHT SELL



TWO ADJACENT EDGE OF CITY OPEN STORAGE/ DEVELOPMENT SITES (stp)
0.61 acres & 0.4 acres, or thereabouts

COLLINGHAM STREET & HONEY STREET, RED BANK,
CHEETHAM HILL, MANCHESTER, M8.

PROPERTY DESCRIPTION

Two adjacent sites, Collingham Street being elevated from Honey Street with the land rise along the Red Bank corridor.

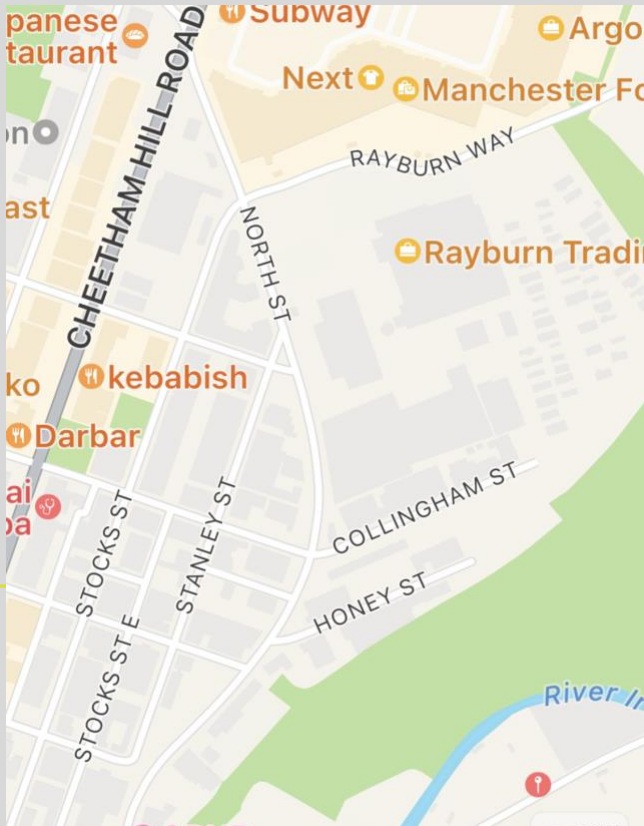
Each site has recently been used for container storage purposes and as such the majority of the land areas are surfaced in macadam and perimeter secured. Both are serviced with electricity. They offer the potential for redevelopment (stp), open storage, container use, parking, material storage, contractor's yards etc.



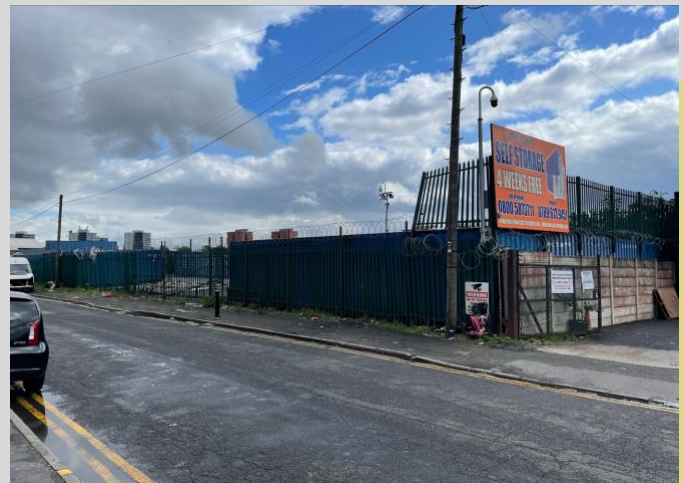
PROPERTY LOCATION

The sites are located fronting Collingham Street and Honey Street in the Cheetham Hill district of Manchester, less than 1 mile north of the city centre.

They are located in a highly popular area for the wholesale trade and adjacent to substantial redevelopment plans currently in process and many others in the pipeline along the Red Bank and Dantzic Street corridor stemming from the nearby city centre.



SITE PHOTOS





SITE AREA/S

Collingham Street:

0.4 acre, or thereabouts.

Honey Street:

0.61 acre, or thereabouts.

SERVICES

We understand that mains electricity is available to the sites.

RATES

Full details on application.

LEASE TERMS

The sites are available on new lease for periods to be agreed, the leases to be drafted outside the security of tenure provisions under the Landlord and Tenant Act.

Consideration will be given to individual lets or a letting of the two sites together. Further details on application.

RENT

Collingham Street:

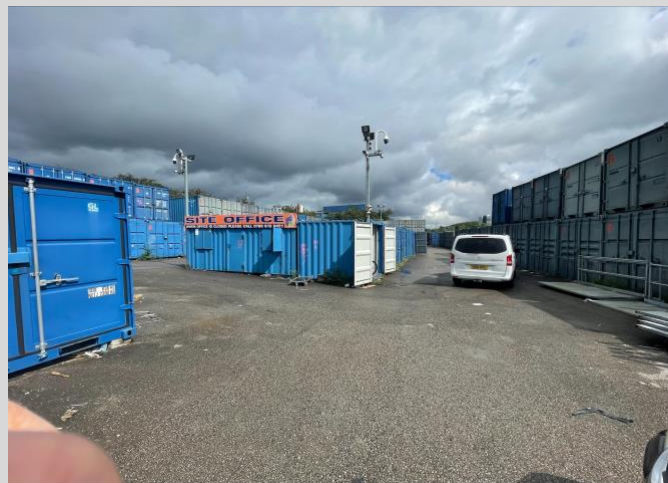
£40,000/annum, exclusive.

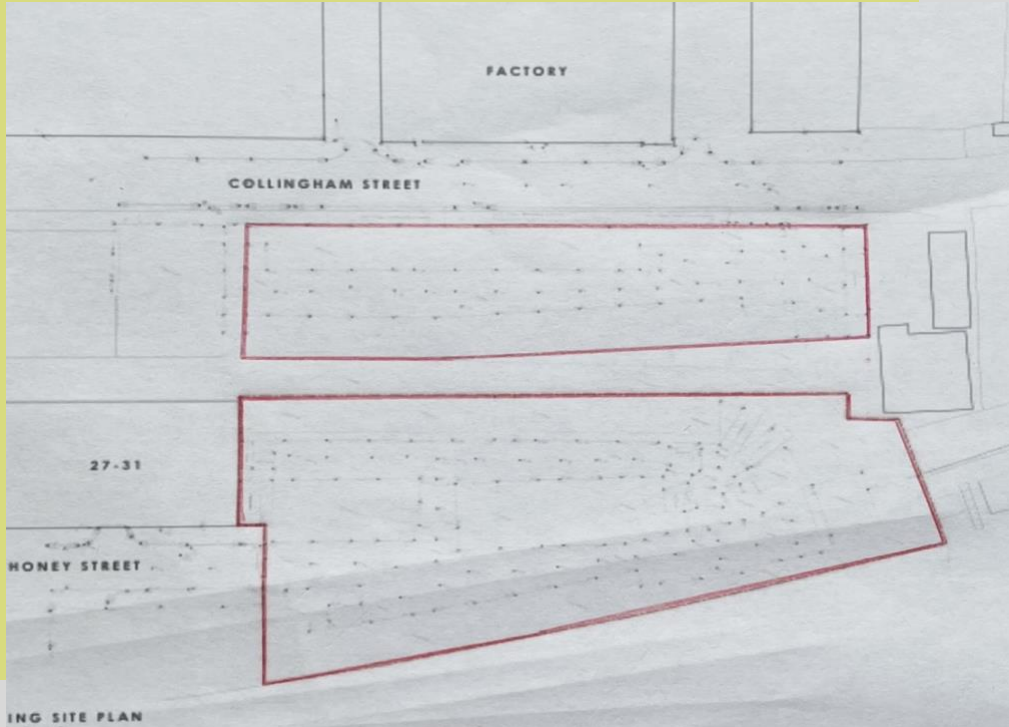
Honey Street:

£55,000/annum, exclusive.

SALE

Our client's preference is to let the sites, but consideration will be given to possible sale/s, subject to price and further discussion/s.





VIEWING

Mark Warburton Chartered Surveyors

T: 0776 997 0244

E: mark@mwproperty.co.uk

Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) 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. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.