



markwarburton
CHARTERED SURVEYORS

ID 100-152

FOR SALE

**DEVELOPMENT/ INVESTMENT
OPPORTUNITY (STP)**

4,473 SQ. FT / 416 SQ. M

Site area of 0.228 acre, or thereabouts



**25-31 CHEETHAM HILL ROAD, CHEETHAM HILL
MANCHESTER, M4 4FY**

PROPERTY LOCATION

Fronting the A665 Cheetham Road at the junction with Park Place and close to Trinity Way on the fringe of Manchester city centre.



25-31 CHEETHAM HILL ROAD

CHEETHAM HILL ROAD

PARK STREET





- Fringe of city
- Landmark building, quality floorspace with parking and frontage to the A665
- Established commercial, residential, educational and leisure area
- Close to Manchester Victoria Station, Ao Arena, City Campus Manchester
- Good income stream
- Redevelopment potential (subject to necessary consents)



A good quality single storey combined bank and commercial showroom and office property with private car parking.

The building is of brick construction and provides a very good mix of banking, showroom and office accommodation with complimentary welfare facilities. The property is very well specified throughout.

There is private on site car parking.

Further particulars on application, with an inspection much recommended.



PLANNING

It is considered that the property has the potential for residential development stp. Our clients have previously had discussions about a 10 storey, 84 unit apartment block.

Adjacent sites to be developed for apartments and site across road shortly to start work on an apartment block.

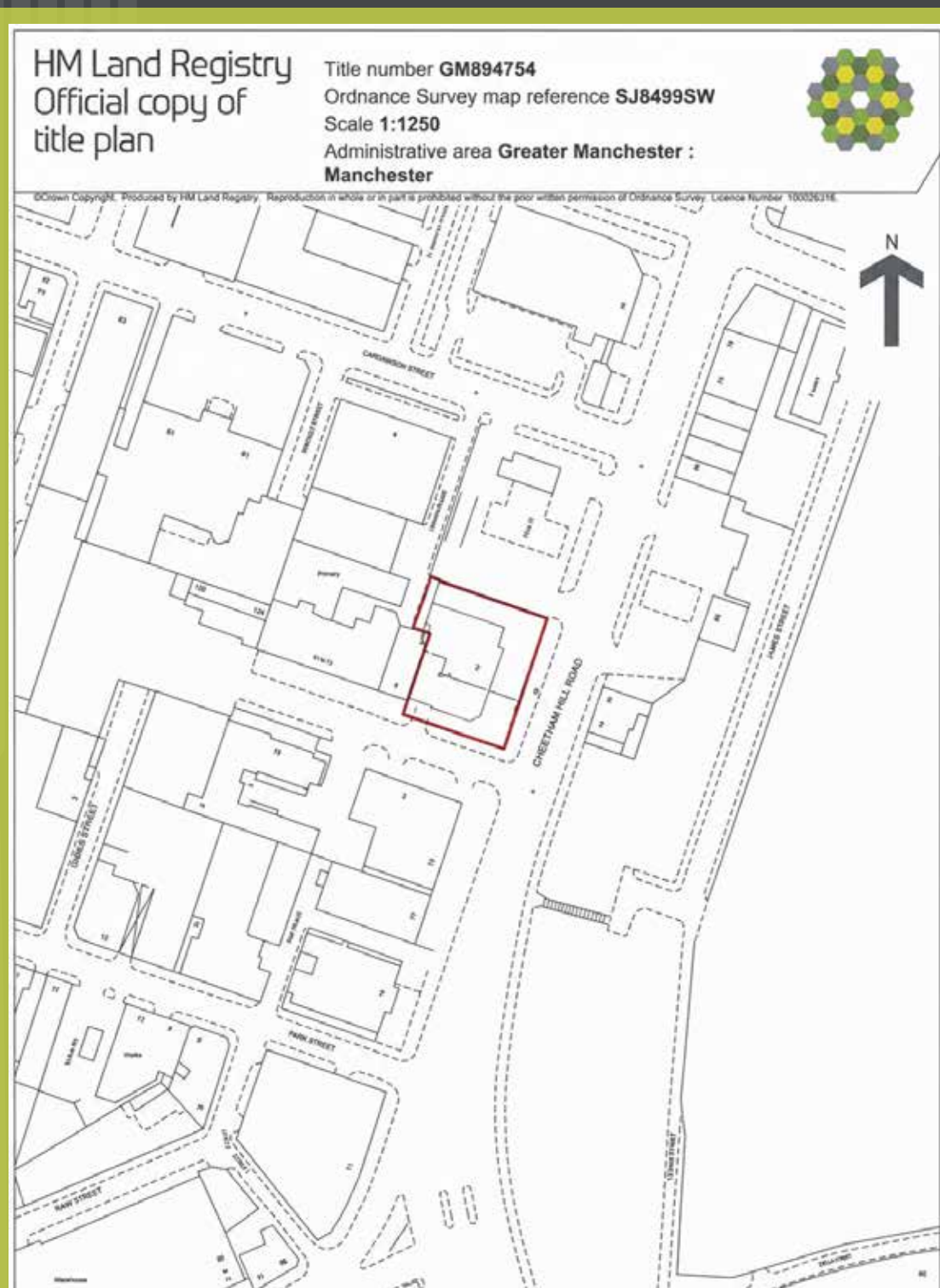
Further details on enquiry.

OCCUPANCY

The property is currently fully occupied.

The right hand element is occupied by the owners company Figure Clothing.

The left hand element is occupied by ICICI Bank UK Plc under a lease for a term of 15 years commencing September 2019 and with the lease drafted on a full repairing basis and with 5 year rent reviews. The current passing rent is £30,000 plus vat.



SERVICES

All mains services.

TENURE

Predominantly Freehold with a small area on long lease subject to a nominal ground rent.

PRICE

On application.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

FLOOR AREA

The property extends to a net internal floor area of 4,473 sq. ft made up as follows:

ICIC Bank	1,516 sq. ft	141 sq. m
Figure	2,957 sq. ft	275 sq. m
TOTAL	4,473 sq. ft	416 sq. m

SITE AREA

0.228 acre, or thereabouts

VIEWING:
By prior appointment

Mark Warburton
Chartered Surveyors
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