



markwarburton
CHARTERED SURVEYORS

ID 100-159

FOR SALE
TWO STOREY WHOLESALE
SHOWROOM
2,074 SQ. FT / 193 SQ. M



10 LOCKETT STREET, STRANGWAYS,
MANCHESTER, M8 8EE

PROPERTY LOCATION

Fronting Lockett Street adjacent to the A56 Bury New Road.





- Wholesale trading estate position
- Estate car parking
- Adjacent to the A56
- Close to the city centre



Two storey wholesale showroom building forming part of a terrace of similar buildings.

No 10 is the most prominent building on the estate as it has a return display frontage.

The building is of brick with concrete floors, and glazed and clad external elevations.

It provides showroom and storage accommodation with a fitted trade counter.



SERVICES

All mains services are available.

RATES

Rateable value £18,750

TENURE

125 years from 1991 at a peppercorn rent.

PRICE

£295,000

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any potential tenant.

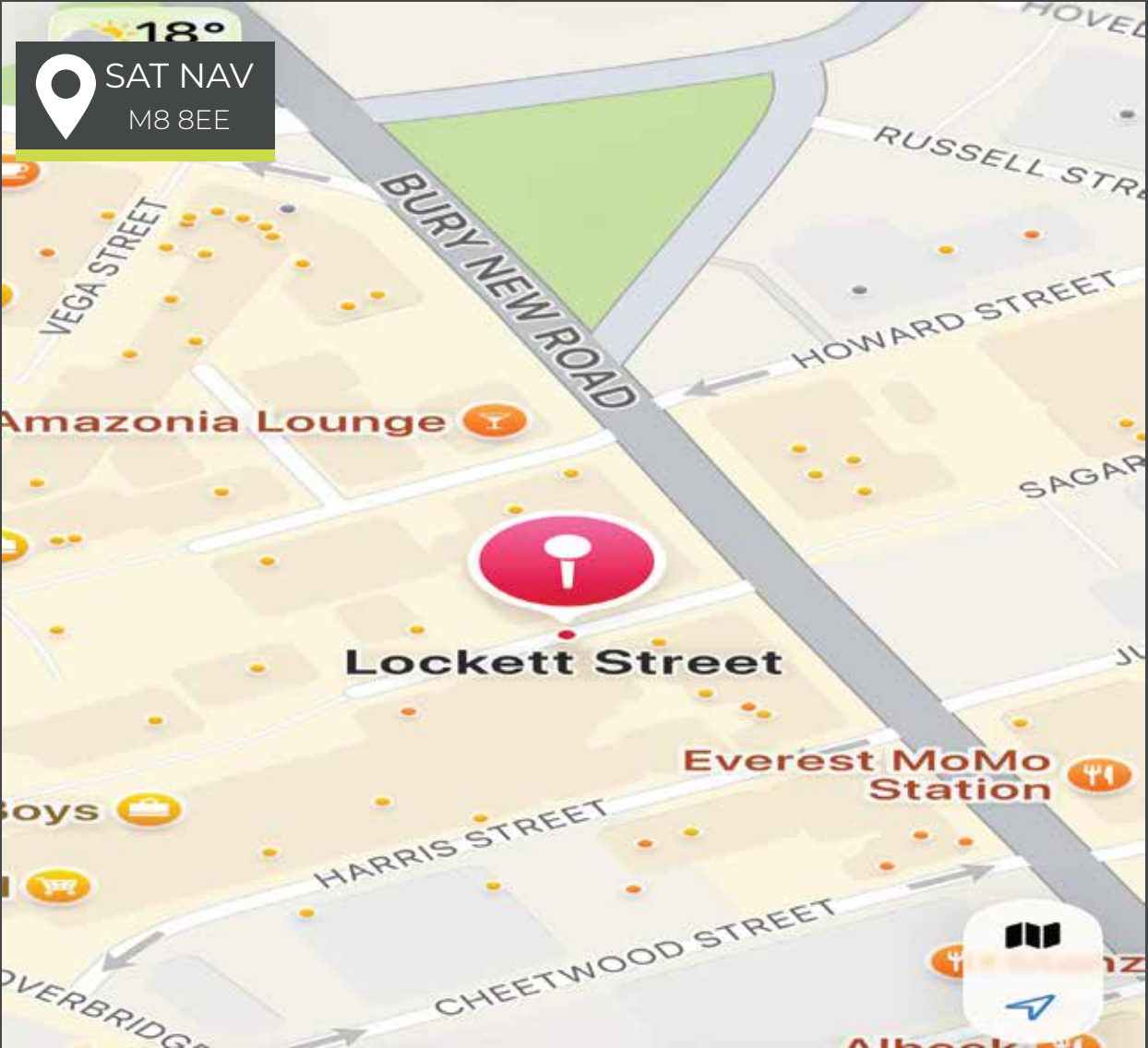
FLOOR AREA

The property extends to a gross internal floor area of 2,074sq. ft made up as follows:

Ground Floor	1,037 sq. ft	96.5 sq. m
First Floor	1,037 sq. ft	96.5 sq. m
TOTAL	2,074 sq. ft	193 sq. m

VIEWING:
By prior appointment

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