

DEVELOPMENT OPPORTUNITY IN A CENTRAL MANCHESTER LOCATION UPPER FLOOR FOR SALE ON A LONG LEASE

1 CHEPSTOW STREET (JUNCTION WITH OXFORD STREET)



INSPECTION ARRANGEMENTS, FLOOR PLANS ETC. ARE AVAILABLE THROUGH:
SIMON WAUGH ON 07818 012 425

LOCATION

The property is located on the junction of Oxford Street and Chepstow Street in central Manchester - close to a large NCP car park and a number of new office developments. Retailers close by include Pret a Manger, Turtle Bay and Tesco Express. The property is well served by numerous bus routes, the Manchester Metrolink (tram) and is in walking distance of Manchester Piccadilly Rail Station.

DESCRIPTION

The property was a former McDonald's training centre and comprises a ground floor entrance on Chepstow Street and the first floor currently arranged as lecture rooms with high ceilings and raised seating and other rooms. The property has not been used in recent years and is in need of refurbishment.

DEVELOPMENT POTENTIAL

The property offers potential for office, gallery or residential redevelopment subject to the necessary planning consent.

FLOOR AREAS

Ground floor entrance

33.8 sq metres (365 sq ft)

First floor

364 sq metres (3,922 sq ft)

Rateable value £62,500.

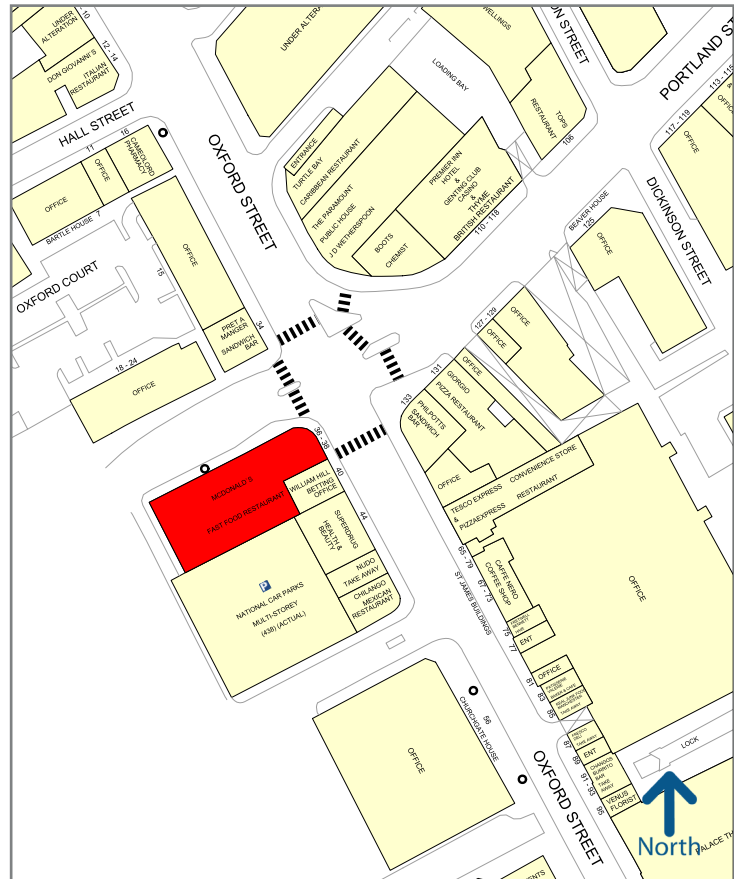
Payable approximately £30,000.

LEASE

A new 999 year lease to be granted on a peppercorn rent.

PRICE

Offers in excess of £800,000.
(subject to contract)



MISREPRESENTATION ACT 1967

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