

Gifford Dixon

Commercial Property

INVESTMENT SALE



Unit 1 Victory Park Industrial Estate, Mill Street, Failsworth
Manchester, M35 0BG

Income Producing Commercial Investment Property
3,665 Sq Ft (340.46 Sq M)

£250,000

gifforddixon.co.uk

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LOCATION

Occupying a prominent position along a well-established industrial estate which fronts onto Mill Street and adjoining Oldham Road (A62). The property is situated amongst other similar vehicle repair garages and MOT centres.

Failsworth benefits from excellent transport links with the A62 linking Manchester City Centre 5 miles to the South West, while Oldham Town Centre is just over 4 miles North West of the premises. Moston Train Station is situated less than 2 miles to the North.

DESCRIPTION

The property is a single storey industrial unit of traditional brick construction beneath a corrugated steel roof, with small single storey outrigger of brick construction and a flat roof.

Internally the unit provides a large open plan vehicle workshop area to the main building, with small office, reception, waiting room, store and W/C located in the single storey outrigger.

Externally there is a gated enclosure with space for circa 10 vehicles.

ACCOMMODATION

As measured on a gross internal area basis (GIA) basis in accordance with the RICS Property Measurement 1st Edition: -

	(Sq Ft)	(Sq M)
Workshop	3,343	310.56
Office	116	10.76
Reception	97	8.97
Waiting Room	76	7.09
Store	33	3.08
TOTAL	3,665	340.46

Plus W/C facility and enclosed gated yard to the rear.

SALE PRICE

£250,000

TENURE

Leasehold by way of a 999-year lease from 1st May 1850.

LEASE

The premises is occupied by an MOT centre t/a East Manchester MOT Ltd on a 10 year FRI lease from 22nd July 2018 without break option at a passing rent of £20,267.50 pa. The lease is subject to 3 yearly rent reviews to the higher of RPI or open market rent.

RATES

The property has a current rateable value (2017 listing) of £12,500.

EPC RATING

E (111)

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

We understand that VAT is applicable to this sale.

VIEWINGS

Strictly by appointment with the sole agent :

Gifford Dixon

Commercial Property

Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

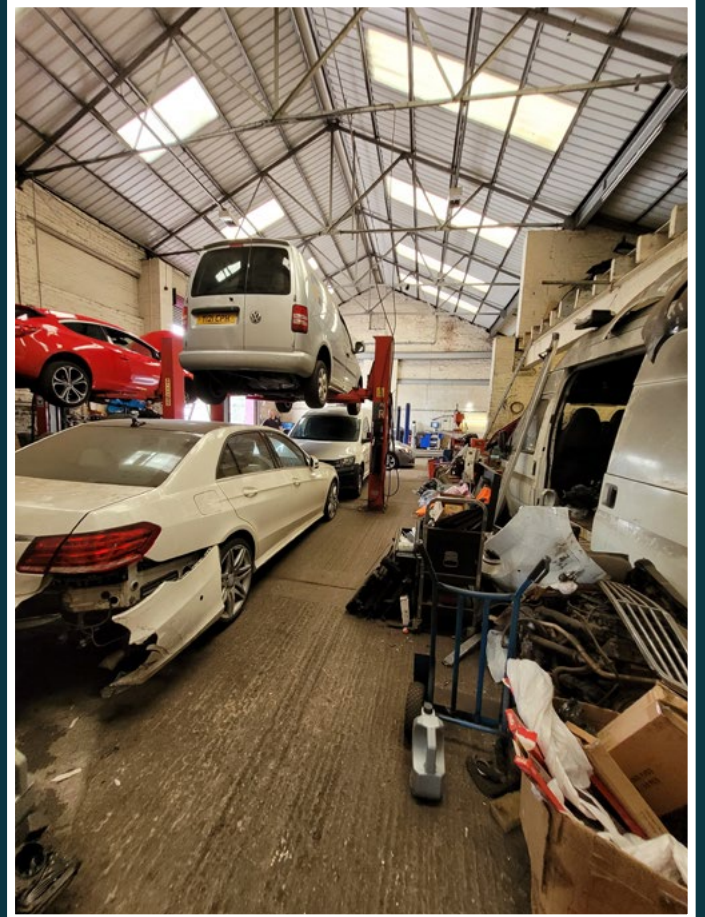
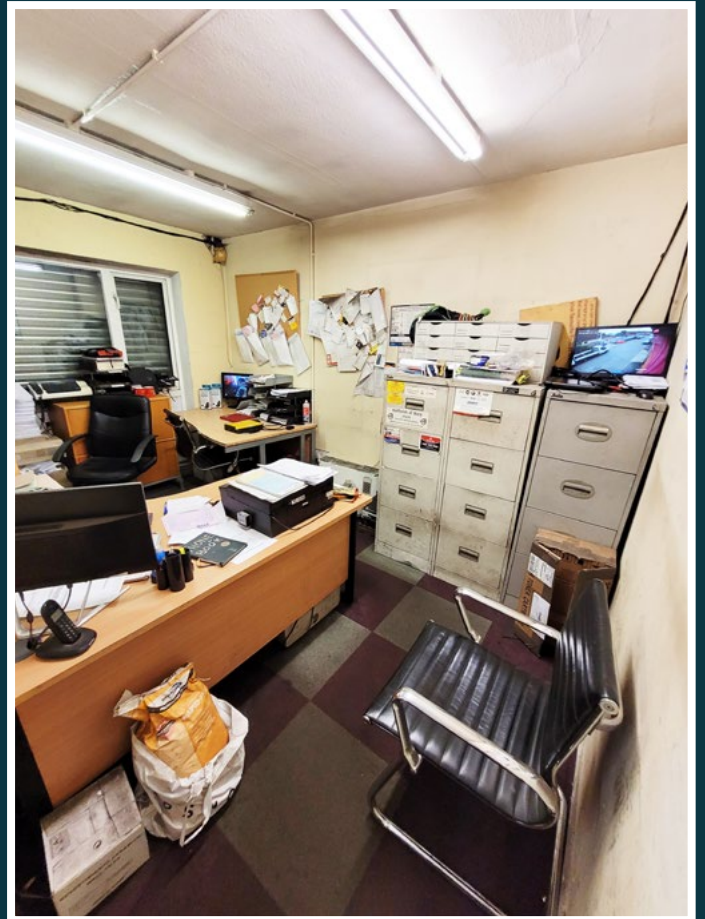
E: steven@gifforddixon.co.uk

W: gifforddixon.co.uk

Subject to contract: 19th July 2021

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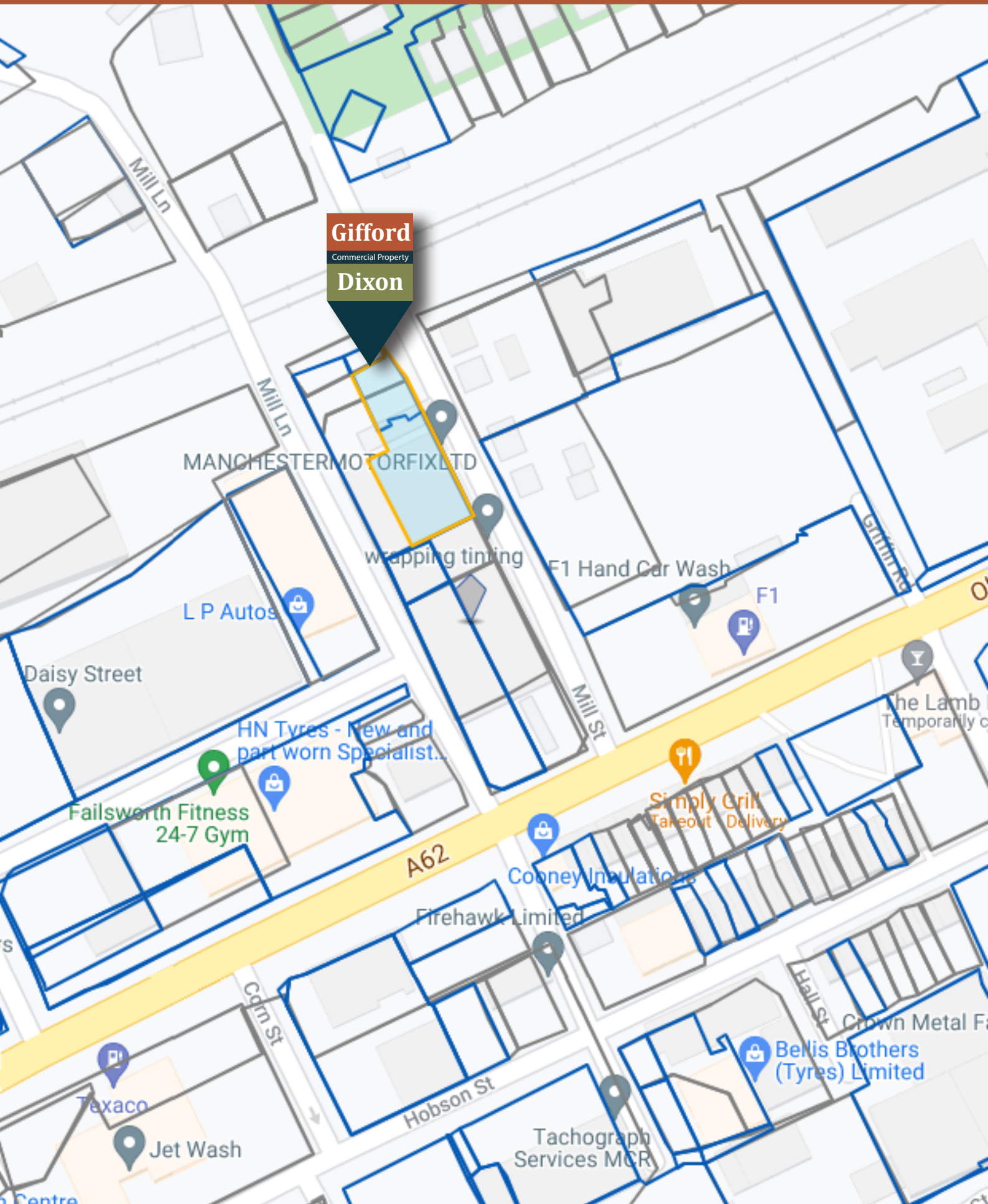
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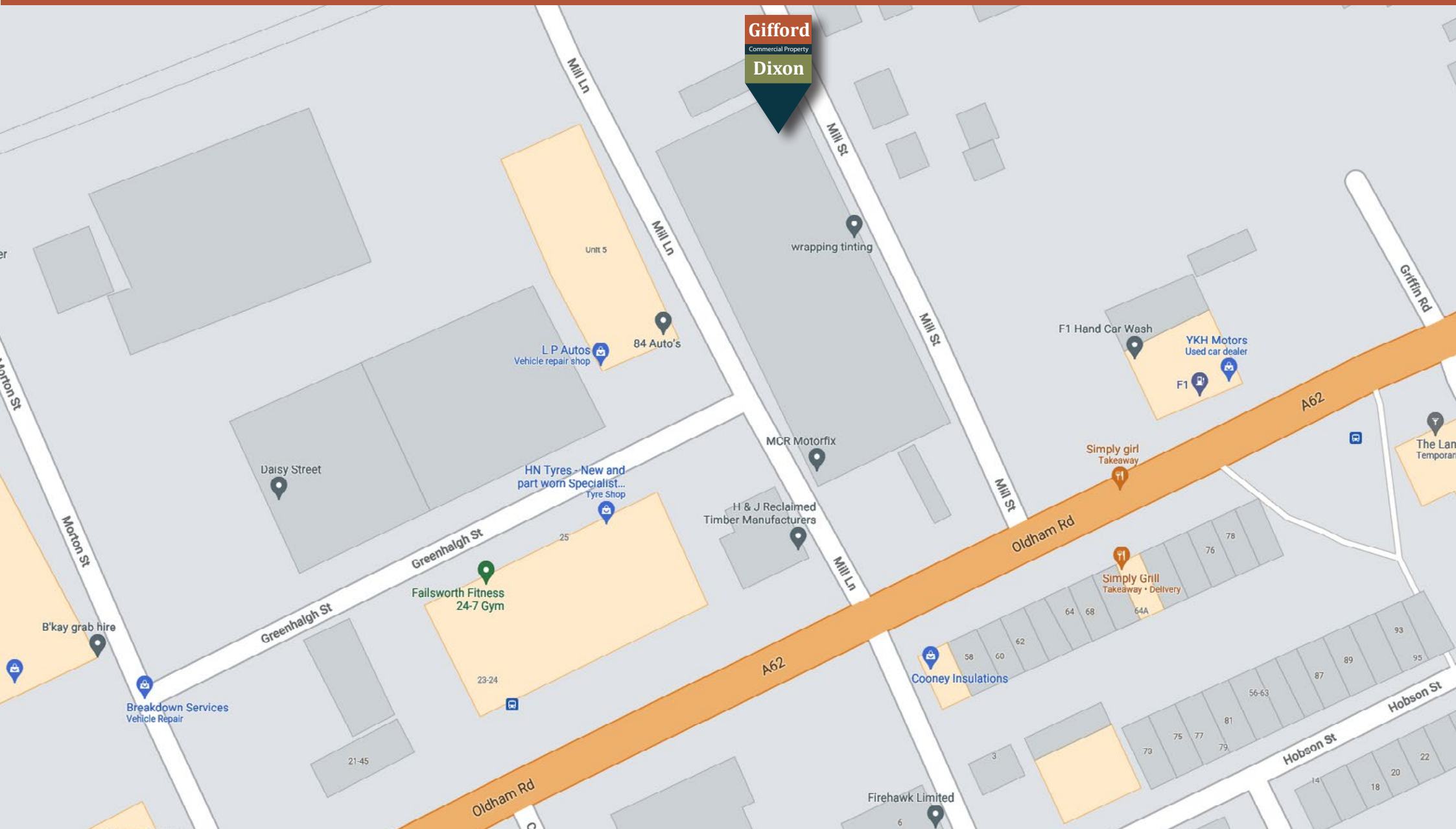
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